

Rental Policies

Check In/Out Times Official check in is 5pm and check-out is 11am. We can sometimes allow early arrival or late departure and are happy to do so. This requires advance approval but depends on many factors including whether your unit is occupied immediately before and/or after your stay, the availability of staff, and other factors. We only approve these 24 hours before the official times. Please contact us regarding availability for your stay..

A "Cleaning and Amenities Fee" Fee will be charged on all reservations. The amount of this fee will be set on a cabin by cabin basis. This is basically a housekeeping fee, just like most companies charge, but we named it a longer name to describe that this fee covers so much more than a basic housekeeping service. Some of the services we provide as part of this fee are listed here (note that other cabin rental companies in our area actually charge you extra for these items):

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- professional housekeeping service at departure (you don't do your own dishes or strip your beds)
- professional hot tub maintenance by trained personnel (note that cabin companies who use housekeeping staff to maintain their hot tubs may not be taking your safety seriously)
- propane for the gas grill, plus a spare tank at every cabin
- firewood for fireplaces and fire pits, including starter kindling
- trash hauling – we haul your garbage, even mid-stay if you call us (many of our competitors actually expect you to haul trash in your car, or they charge you an extra fee)
- we charge no reservation fee except a small booking fee to recover the cost of credit card processing

Additional Terms & Conditions:

Rates are per night with a 2 night minimum stay required (longer for holidays). Occupancy is stated as a base number (how many people can sleep in beds) or as a range of occupancy (in which case the upper range also includes sleeping on futons or sofas). With groups of more than the base occupancy, or any time sleeping on a futon or sofa is required, additional cleaning charges apply (see cabin description page for base and max occupancy), as follows: \$10/person per night for each occupant over the base number. A 50% deposit is required to confirm a reservation. The deposit is fully refundable only with written cancellation at least 31 days prior to arrival date. Without 30 days notice, deposits are only refundable if the cabin is re-rented. Changes in dates are sometimes allowed, at our discretion, and always incur a \$75 change fee.

Final payment is charged to your credit card 30 days before your arrival. Cancellations within 30 days of scheduled arrival (including no-shows) are obligated for the entire amount of the reservation. Cancellations with more than 30 days notice must pay a \$75 cancel fee. No indoor smoking is allowed. Pets allowed only in selected cabins and only with advance permission, additional security deposit, and additional cleaning fee per below. 10.75% (or the current rate as set by state and local governments) county and state taxes are additional. A convenience fee of 2.95% of charges will be added when paying with a credit card.

Pet Policy: Many, but not all, of our cabins are pet friendly, but we must know in advance if you are bringing a pet. There is an additional charge of \$15 per day per pet on the first 2 pets. We allow more than 2 pets only on a case-by-case basis, but in any case only charge for the first 2 pets. By bringing a pet, you agree to the terms of our complete Pet Agreement, which provides very specific rules for pets including: no pets on furniture (including beds and sofas), unattended pets in the cabin must be crated, and many other strict requirements. Pets brought without advance notice will be charged DOUBLE the normal pet fees. Pets brought to cabins that do NOT allow pets can result in immediate eviction with forfeiture of remaining paid stay.