

Hickory Cabins

Cabin Policy and Rental Agreement

Please sign, date, and return this rental agreement in order to secure your reservation. Your signature on this agreement or taking possession of the cabin after receipt of this agreement, or payment of money is evidence of your acceptance of the agreement and your intent to use this for a cabin rental. You will be sent an email as soon as this signed agreement and payment is processed. Before you proceed, you must read our legal statement. By making a reservation, you are agreeing and accepting all legal items listed below and hereby certify that you are at least 21 years of age.

Requirements/deposits: A deposit in the amount of 30% of the base rate is required to secure the reservation. Reservations are not confirmed until the guest receives a confirmation notice. Balance due 30 days prior to check-in. Hickory Cabins accepts Visa, MasterCard, Discover, American Express, or Cash. Upon receipt of any payments, Hickory Cabins will issue a receipt of the deposit/payment including confirmation and directions to our facilities.

Guest(s) acknowledges Hickory Cabin's authority to charge Guest(s) Credit Card for damages to the unit occupied by the Guest(s) and/or his/her Guest(s). Guest will be financially responsible for damage done to the property beyond normal wear and tear. If there is damage to a property or its property within, after the Guest(s) departure, the Guest will be notified of any excessive cleaning needed or damages made. Damage protection will cover the first \$1500 of damage but the Guest is liable for anything over \$1500. The agent will pursue collection to the fullest extent. Guest(s) will be responsible for any damage caused by Guest(s), guest(s) family, and guest(s) invitees.

Additional Fees: An additional cleaning fee will be charged based on the cabin being rented. Cleaning fees are not refundable.

A damage protection fee of \$69 will be charged and is not refundable. The following link describes damage protection and guest terms.

<https://insurestays.com/contents-guest/>

Any rental fees paid, less a \$75 processing fee and 4% credit card fees, are refundable if the reservation is canceled at least 30 days prior to your arrival date. If you cancel during the 30 days prior to your arrival, you will forfeit all rental fees collected. No-shows will be charged in full.

TRAVEL PROTECTION:

Hickory Cabins offers travel insurance to our guests. Travel Insurance provides coverage for personal risks and expenses incidental to planned travel, including one or more of the following:

- Interruption, delay, or cancellation of a Planned Covered Trip
- Loss of or damage to baggage, luggage, or personal effects during a Planned Covered Trip or Event
- Damage to accommodations or rental vehicles
- Injury, illness, accident, disability, or death occurring during a Planned Covered Trip

The retail premium charge for the Standard Travel Protection is 7% x trip cost. The upgraded protection adding the Cancel For Any Reason Benefit (CFAR) adds an additional 3.8% x trip cost (10.8% x trip cost in total). This coverage is available when your rental deposit is paid, but coverage is only in effect when we have received your premium payment. Eligibility requirements apply. Additional exclusions and limitations may apply if not purchased at the time of booking.

If you purchase our recommended travel protection, we or the travel protection provider will send via email - to the email address provided to us by you - coverage information including the following:

- (a) A description of the material terms or the actual material terms of the insurance coverage.
- (b) A description of the process for filing a claim.
- (c) A description of the review and cancellation process for the travel insurance policy.
- (d) The identity and contact information of the insurer.

If you do not receive the coverage information, please email info@thehickorycabins.com or call us at 270-597-7179. Visit www.hickorycabins.rentalguardian.com for a more detailed description of the coverage.

The renter agrees that he/she will not claim any chargebacks or credits from his/her credit card company for any fees charged to his/her credit card, including but not limited to deposit, rental, or additional damage

or security deposit fees.

Arrival Instructions:

The Check-in address is 98 M Meredith Rd, Mammoth Cave, KY 42259, and check-in time is 3:00 PM - 6:00 PM CST. Please call/text 270-597-7179 or email frank@thehickorycabins.com ahead of time and let us know when you expect to arrive. Upon arrival, you will come to the office and register. At this time, we will verify the number in your party. For verification of your identity, we will ask you to provide us with a copy of your driver's license. The key will be made available at the time of check-in. Hickory Cabins will use reasonable efforts to have the premises ready for guest occupancy at check-in time, but we cannot guarantee the exact time of occupancy. Early check-in may be available, and Guests may call ahead to see if the cabin is available.

If driving from Mammoth Cave National Park Visitor's Center, the Green River Ferry is the shortest route to our cabins (7 1/2 miles). The ferry hours are 6 am to 6 pm during weekdays and 10 am to 6 pm on the weekend. It ferries 3 cars at a time and there is no charge.

Departure Instructions:

Check-out time is 11:00 AM: Check-out is strictly enforced so that Hickory Cabins employees have adequate time to prepare the property for the next guest. Please follow the check-out list found in each cabin. Leave keys on the table in the cabin, close all windows and leave doors unlocked. Call our office and leave a message indicating that you have checked out. Unless prior arrangements are made in writing with Hickory Cabins, Guests that do not vacate the rental property by 11:00 AM or in the event Guest return to the premises without the consent of Hickory Cabins after checking out will be charged a fee equal to the rental rate for one (1) day will be assessed to Guest(s).

No show-delayed arrival-early departure-inclement weather: Any monies paid toward reservation are forfeited. No refunds for unused nights in the cabin i.e., delayed arrival or early departure. No rain checks for inclement weather.

Alcoholic beverages: No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest(s) or guest of Guest(s) be arrested for underage drinking at the rental unit property, or should Hickory Cabins observe a Guest(s) or guest of Guest(s) under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the Guests evicted at our option. Illegal drug use is strictly prohibited.

Off-Road vehicles: Motorized off-road vehicles (dirt bikes, ATVs, etc.) are to be left on the trailer or parked by the cabin. Guest will be charged/evicted if found driving off-road vehicles on the Disc Golf Course!

Pets: No Pets allowed with a cabin rental (except service animals).

Cleaning requirements: Guest(s) are required to leave the property in the same general condition it was when Guest(s) arrived. Hickory Cabins will dust, mop, and sanitize cabins upon your departure. If additional cleaning is required, appropriate charges will be placed on your credit card. Guest(s) is responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of Guest(s) party to the property or its contents during Guest(s) occupancy. Inspectors walk through each property after checkout to ensure the property is left in good order. Hickory Cabins Owners will make that final determination of the necessity of any charges to Guest(s).

Each cabin comes furnished with a refrigerator, stove, coffee maker, microwave, bed sheets, pillows, blankets, a limited supply of toilet paper and paper towels, dish soap, hand soap, and cleaning supplies. The managers are not responsible for any item left in a cabin by a renter. If the managers are requested by the renter to return any item left in a cabin, items will be returned by UPS or US Postal Service for a service charge of shipping costs plus a \$15.00 handling fee.

Maintenance: Please report any problems or damages in your cabin on the day of check-in to the managers. If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge you. When maintenance needs arise during your stay, please contact the managers. It may be necessary for them to enter the cabin during reasonable hours to perform minor repairs. There will be no refunds for the malfunction of any equipment including but not limited to air conditioning, TV, appliances, spas, or power outages.

Housekeeping: Housekeeping is not provided during your stay.

Acts of God: Hickory Cabins shall not be liable for events beyond their control that may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, and inclement weather. NO REBATE OR REFUND will be offered in these circumstances.

House parties ARE NOT ALLOWED! Rental Guest understands that Hickory Cabins will accept families, married couples, and responsible adults over the age of 21 ONLY. Guests under the age of 18 must be accompanied by a parent or legal guardian. Occupancy in the use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is strictly prohibited. Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises and agree to abide by such limitations: if not, Guest(s) will be asked to vacate the property which will result in loss of total rental and security deposits with no refund.

Smoking and smoke detectors: There is no smoking allowed in our cabins. If we find evidence of smoking inside any of our properties, you will forfeit your entire security deposit. There are smoke detectors in all of our cabins, do not unplug or remove the batteries from them. There are also fire extinguishers under every kitchen sink in case of an emergency.

Right of entry: Guest(s) agree that Hickory Cabins reserves the right to enter the rental property anytime to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements thereto as owners/employees may deem appropriate.

Expedited eviction: A material breach of this Agreement by Guest(s), which, in the sole determination of the Hickory Cabins, results in damage to the Premises, personal injury to Guest(s) or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Guest(s) tenancy. Violation of any of the rules contained herein will result in IMMEDIATE EVICTION and forfeiture of rent and possibly, security deposit. Any reservation made under false pretenses will result in forfeiture of advance payments and the party will not be permitted to check in.

Indemnification and hold harmless: Guest(s) agree to indemnify and save harmless the Owner and Agent(s) for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s). The terms "Agent(s)", "Hickory Cabins", and "Owner" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms "Guest(s)", "You," and "Your" as used in this Agreement shall include Guest(s) heirs, successors, assigns, guests, invitees, representatives, and other persons on the rental property during Guest(s) occupancy (without regard to whether such persons have authority under this Agreement to be upon the rental property), where the context requires or permits.

Violating agreement: If Guest(s) violates any of the conditions of this Agreement, or general rules/policies, Hickory Cabins may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and security deposits.

I agree to accept all terms of this rental agreement listed above and accept all liability for any damage beyond normal wear and tear during the term of my rental.

Guest name: _____

Guest address: _____

City _____ State _____ Zip _____

Guest contact phone _____

Guest email address _____

Cabin: _____ Dates: _____ to _____ nights rented _____

I agree to accept all terms of this rental agreement listed above and accept all liability for any damage beyond normal wear and tear during the term of my rental.

Signature: _____ Date: ____/____/____