

Thank you for choosing Cozy Bear Cabins!

Our goal is to provide you with Clean, Comfortable and Cozy cabins.

Guests are responsible for any missing items, damages to the property or contents, and additional cleaning fees due to neglect or misuse during their stay. The **COST FOR ADDITIONAL CLEANING AND/OR TO REPAIR DAMAGES OR REPLACEMENT OF MISSING ITEMS** will be charged to your credit card.

All cabins are NO SMOKING!, subject to \$75.00 fine + an additional cleaning fee if the no smoking policy is violated. Ashtrays are located on the porch. Please use them. Local ordinances fine butt flippers \$500.00. The village is very strict about this and so are we! **If you smoke in your cabin or cause any damages which require us to shut down the cabin for deep cleaning or repairs, not only will you be charged an additional cleaning fee, but you will also be charged the nightly rental rate for however many nights we have to shut down the cabin for cleaning and repairs.**

Pets are not allowed in the cabin or on the premises. If you are caught with a pet, you will be asked to leave without a refund. If the pet has been in the cabin you will be charged a \$75.00 cleaning fee.

Burning candles or incense is not permitted at any time.

Maximum Capacity allowed in cabins is as follows:

1 bedroom/ 4 people (including children & babies), 2 bedroom/6 people (including children & babies)

You are paying only for the number of people you booked on your reservation. There will be an extra charge of \$10.00 plus tax per person, no matter what their age, per night for any additional guests you have in the cabin during your stay.

Gas Fireplaces and Gas Stoves: Your signature below confirms you will read and obey all instructions regarding the operation of stoves and fireplaces, before operating either. These instructions are located in the binder placed in the living room of each cabin.

Outdoor grills: Gas and charcoal grills are to be operated in designated areas ONLY! Grills are never to be used on the porch or deck and are never to be left unattended while in use. Please dispose of used charcoal and put your grill back where you found it before you leave.

CHECK OUT TIME IS 12:00 NOON.....PLEASE:

1. Leave keys in the drop box by the office
2. Take out all the trash to the dumpster
3. Turn down thermostat to 55 degrees
4. Shut all windows
5. Turn off all lights
6. Make sure fireplace/gas stoves are off (leave the pilot lights on!)
7. Wash, dry, and put away all dishes
8. If you use the oven, clean up after yourself

If you choose to disregard any of the policy or check out procedures, you may be charged a *minimum* additional fee of \$35.00 on your credit card.

Renter acknowledges that the premises rented are in a rustic country environment subject to exposure to weather, uneven and rocky ground, wild animals and other potential dangers that could cause injury to renter. Renter agrees to hold harmless Owner from and against any and all injuries that befall renter and/or anyone in renter's party and/or any invitee of renter while upon the premises and its environs, excepting only those injuries which are caused by Owner's gross negligence or willful misconduct.

THANK YOU- *Sandy & Jason*

I have read and agree with the policies set forth. _____ date _____