

Name _____

Nights Reserved _____

Check Out Date _____



ROYAL GORGE VACATION RENTALS | RESPONSIBILITIES, POLICIES, PROCEDURES & AGREEMENT

Rates | Parkdale Ranch: sleeps 10 people. **River Ranch:** sleeps 16 people **Valley Ranch:** sleeps 20 people *There is an additional fee of \$25 for each additional person over allotted total staying at the property - Children 4 and under stay free)

Fees: All rentals are subject to \$100.00 cleaning fee. Additionally State and Fremont County lodging fees total 10%

Amenities / Internet: All houses are set up as turn key locations and are fully furnished with common amenities. We do not supply food. All houses have free wifi access. None of the houses have satellite TV. You may be able to utilize Netflix or internet TV services if you have a Netflix account.

Check In: 4:00 p.m - Arrangements must be made in advance for late arrivals. Should you arrive early in summer months you may relax at the White Water Bar & Grill adjacent to our office. Please call in advance for Winter Season check in times. The locations may not be available until 4:00 p.m. but, if they are available sooner we will always do our best to accommodate you upon request.

Check out & late check-ins: Late check-ins to the Royal Gorge Vacation Rentals must be arranged with prior notice. Reservations not checked in before 8:00 PM without prior arrangement are subject to cancellation without refund; in which case the full balance will be charged to the credit card on file.

Check out: 11:00 am (If you are participating in an activity the following day we can assist you with your items until your raft trip returns.

Confirmation: Your reservation is confirmed with a 50% deposit of your total balance due. A credit card on file is required to make your reservation. The balance may be paid by personal check or money order but it is required to arrive within 10 days of making your reservation and 30 days prior to arrival.

Cancellation Policies: Deposits are refundable less a \$50 processing fee only if cancelations are made with more than 30 days remaining prior to your scheduled reservation date, otherwise the total amount will be charged to the credit card on file.

Shoes: We have a no shoes policy: We kindly ask that you remove your shoes at main entrances. This helps in keeping our facilities their cleanest for you and future guests.

Damages: Damages or the necessity of extensive cleaning to any vacation rental property will be charged to the credit card on file. We are a non smoking facility but smoking is allowed outside. Fire or smoke of any kind (aside from cooking) is not allowed indoors including cigarette, candle or incense burning. Guests will be responsible for additional cleaning fees and or damages that occur from smoke any other or incidental damages.

Responsibilities: Royal Gorge Vacation Rentals is not responsible for any injuries or accidents that may occur on any of our vacation rental properties. In addition occupants at the Valley Ranch are strictly forbidden from accessing the zip line tour platforms or course!

Children: Children under supervision are welcome at the Royal Gorge Vacation Rentals, parents are responsible for their actions. (We do not charge for children 4 and under)

Pets: We love our pets too! - but due to allergic reactions we do not allow pets in the Vacation Rentals. (We have a stuffed animal in the garage in case you grow lonely.)

House Keeping: Extended stay housekeeping may be available for an additional fee.

Please Note: Every drop of water at the Valley Ranch location is hauled by truck. So please enjoy, but be mindful .The Valley Ranch Rental Property is secluded but there are neighbors out of sight. Out of respect, excessive noise is not tolerated (at the Valley Ranch property). Therefore, live music, DJ's & outdoor music must be quieted no later than 10pm. Events including receptions will need to take place at the White Water Bar & Grill or River Ranch location. We appreciate your understanding.

Signed: _____ Dated: _____

It is our focus to make your stay with us an enjoyable experience, please let us know how we can assist. We accept Visa, Master Card, Discover, AMEX, personal check or money order.