

BRIDLE CREEK CABIN RENTALS
5315 Roper Road
Sperry, OK 74073

Rental Contract

Name: _____ Check-in Date: _____ Check-out Date: _____

Cabin Name: _____ # of Adults: _____ # of Children: _____

Call 1-918- 288-2882 Email Kendra@bridlecreekok.com for any questions concerning this reservation. **All reservations are considered confirmed at the time of booking.** Please note that the terms of this contract are non-negotiable.

Please read, sign and mail this contract to Bridle Creek Cabin Rentals within 7 days of placing reservation. From here on throughout the contract the renter will be referred to as Guest(s) and Bridle Creek Cabin Rentals will be referred to as Agent(s). Please read the agreement carefully before beginning your vacation. All guests will be expected to understand and agree to the terms and policies of Bridle Creek Cabin Rentals.

1. AGENCY DISCLOSURE

Bridle Creek Cabin Rentals serves as the agent and representative of the owner of the Cabin, and is acting at all times in the best interest of the owner.

2. CANCELLATIONS

If a reservation is cancelled at any time prior to 14 days of arrival, the full amount paid **minus a \$50.00 cancellation fee per cabin** is refunded. If cancelled between 14 days and 72 hours of arrival, full amount paid minus the properties first nights rent will be refunded. If cancelled within 72 hours of arrival, all monies paid are forfeited. The 72-hour window is calculated using the 3:00pm check in time. This refund policy is not based on whether or not the property is re-rented.

3. CHECK IN

Check in time is any time after 3:00pm. Agent(s) can make arrangements for an after hours check-in, if necessary.

4. CHECK OUT

Check out time is no later than 11:00am. Guest(s) are not considered as being checked out until the property key has been returned to Agent(s). Failure to return the key and check out could result in charges for additional nights or charges to have the Cabin locks changed. If key(s) are lost by the Guest(s), Guest(s) will be responsible for the cost of having the Cabin locks changed. Please be sure to follow the check-out instructions provided to you at check-in. Failure to follow instructions could result in an extra charge or loss of deposit.

5. RESERVATION REQUIREMENTS

The first nights rent will be required in advance in order to hold a reservation. Agent(s) accepts **Visa and MasterCard & American Express. Checks, cash, money orders, and cashiers checks may be mailed to:**

Bridle Creek Rentals
P.O. Box 106
Skiatook, OK 74070.

The remaining balance is due at check in, payable by Visa or MasterCard only, unless previous arrangements have been made with Agent.

6. LOSS OF DEPOSIT OR CHARGE TO CREDIT CARD

All garbage must be bagged and put into garbage cans and not left scattered about the property. Use of candles is NOT permitted in properties due to the problem of wax dripping on furniture, floors and hot tubs. Furniture should not be moved from its original position. Any damage to floors resulting from the movement of furniture will be charged to the guests. All cooking and eating utensils must be washed and put away. There should be no missing or damaged linens.

7. REFUNDS

Refunds are **not** offered for shortened stays for any reason. This also includes acts of God, power outages, mechanical failures or appliance failures, televisions and etc. We will attempt to fix the problem or move you to a comparable Cabin. Please notify the office of any maintenance problems immediately. Please understand that efforts will be made to solve the problem in a timely manner. However, keep in mind that it may not be possible to make repairs quickly, especially on the weekends or at night.

8. DAMAGE/LOSS

Guests shall be solely responsible for any property damage, accident or injury to any or loss sustained by a person, including loss of money, jewelry and other items of personal property, arising out of or in any way related to guests use of the premises or the items of personal property provided by Bridle Creek Cabin Rentals and/or the owner. Guests shall inspect and be familiar with the proper use and application of such items prior to using them. Guests hereby agree to **indemnify** and hold Bridle Creek Cabin Rentals and/or the owner harmless from any and all claims including those of third parties, arising out of or in any way related to guest's use of premises or the items of personal property provided therein. Guests assume the risk of injury or other losses relating to any recreational activities and will hold owner and its agency harmless.

9. RESCHEDULE OR CHANGE RESERVATION

Reservations may be rescheduled or changed with up to three weeks prior to arrival date.

10. OCCUPANCY

Each Cabin has a maximum number of people permitted. This is the maximum number of occupants allowed regardless of the number of beds or sleeper sofas in the property. There should not be more occupants on the property than what was stated on the reservation. If additional guests stay at the cabin we must be informed and you will be charged accordingly. Absolutely no tents or RV's are allowed at any time on the property. Our rates are based upon parties of four (4). **For every person after four (4) there will be an additional \$ 10 charge per night.** There is no charge for children age 5 and under. **You must register the name and age of each guest with Agent(s) prior to check-in.** Occupancy and use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is strictly prohibited. Violators will be asked to vacate the property and this contract will be terminated. If you are asked to leave the cabin for violating any rules, you will not receive a refund.

12. NO SHOW POLICY

The total amount of the reservation will be charged along with a **Thirty dollar (\$30) administration fee.**

14. Animals

Animals are not allowed in cabins or on premises without notice and approval from Bridle Creek Staff. Evidence of animals will result in a charge of a minimum of \$ 60.

15. TELEPHONES

Telephones will NOT be provided in individual cabins.

16. **SATELLITE/CABLE T.V.**

Cabins with this amenity are usually basic packages and do not offer pay-per-view. If pay-per-view is somehow ordered, the guest's credit card will be charged for the cost of the movie. The reception of local networks cannot be guaranteed. Each cabin will have a different channel package and channels will vary.

17. **LOST AND FOUND**

Lost items will be held for 30 days unless the owner of the item identifies and requests that such item be shipped to them. A **service charge of \$10.00**, in addition to the actual shipping fee will be charged to the owner's credit card. Items will be shipped regular mail unless requested otherwise. Bridle Creek Cabin Rentals will not be held responsible for any loss or damaged item shipped. Items not claimed will be donated to charity.

18. **LOCKOUT POLICY**

In the event a Guest(s) is locked out of a Cabin, the Guest(s) can borrow a key by coming to the office. After business hours, the Guest(s) must call Agent(s) at 918-_____. An agent will meet the Guest(s) at the office. A charge of \$ 10 is payable for obtaining the key after business hours (If there is an agent in the office after hours there is no charge). If an agent is not available for late hour calls (after 11 PM) a locksmith will be required to unlock the door. The Guest(s) will be responsible for the cost of this procedure.

20. **SMOKING/ALCOHOLIC BEVERAGES**

Smoking is NOT allowed in any of the cabins. **Outside** smoking is permitted, but please remember not to litter. Cigarette butts constitute excessive cleaning and the required deduction will be made from the Guest(s) security deposit. No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest(s) or guest of a Guest(s) be arrested for underage drinking at the rental unit property or should Agent(s) observe a Guest(s) or a guest of a Guest(s) under the age of twenty-one drinking alcoholic beverages, this rental agreement may be terminated and the Guest(s) evicted at the option of the Agent(s). Illegal drug use is strictly prohibited. Kegs are not permitted on any property.

21. **FURNISHINGS/DÉCOR**

Agent(s) cannot make any changes to the furnishings or equipment in any Cabin; if you desire a certain item, please bring it with you. Décor, style, and color will vary. Furnishings are subject to change without notice. Under no circumstances, are furniture, bedding, mattress pads, utensils or any other property supplied with the Cabin to be taken out or transferred from one Cabin to another (this will result in a charge against Guest(s) security deposit). Moving of furniture is prohibited; any evidence of such will result in a charge against Guest(s) security deposit. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to Guest(s). Certain areas in each Cabin are locked for the OWNERS personal storage and are not included in this rental.

22. **VIOLATING AGREEMENT**

If Guest(s) violates any of the conditions of this Agreement, Agent(s) 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.

23. **REPAIRS**

Guest(s) agree that Agent(s) may enter the premises for the purpose of making Necessary repairs and/or maintenance.

24. **GOVERNING LAW/ENFORCEMENT**

This Agreement shall be governed and construed in accordance with the laws of the State of Oklahoma. This Agreement may not be changed orally, but only by an agreement in writing and signed by the party against whom enforcement of any waiver, change, modification, or discharge is sought. All of the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by and against the heirs, successors, and assigns of the parties hereof. If suit shall be brought for enforcement of this Agreement or recovery of rent or any other amount due hereunder, the non-prevailing party shall pay to the prevailing party all expenses and costs incurred, including a reasonable attorney's fee.

25. Guest(s) must be at least twenty-one (21) years old in order to make a reservation with Agent(s). The guest(s) whose name the reservation is in will be responsible for the remaining guest(s) in the cabin during the entire duration of the reservation. Please register the names and ages of all guests that will occupy property during your reservation:

26. ROOM SERVICE

Guests staying more than one (1) night may request room cleaning services. Please check appropriate item:

- Check Box for Room Service Check Box for Clean Linens Only

NAME OF GUEST/OCCUPANT AGE

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

BY SIGNING THIS CONTRACT, I AM ACKNOWLEDGING THAT I HAVE READ, UNDERSTAND AND WILL ABIDE BY ALL OF THE ABOVE.

PRINT NAME

SIGNATURE OF GUEST

DATE

PRINT NAME

CARDHOLDER'S SIGNATURE

DATE

BRIDLE CREEK CABIN RENTALS REP

DATE

CREDIT CARD INFORMATION

Type of Card Visa MasterCard Amex

Name on Card _____

Account Number _____

Exp. Date _____ **Security Code** _____

Mailing Address _____ **City** _____ **State** _____ **Zip** _____

Should you prefer, you may call the Agent with this information.