



Cabin Rental Agreement

Please read the following Rules and Release Form carefully as this document affects your legal rights

- I. **Terms/Definitions:** For the purpose of this Agreement, River's End (River's End) shall be defined as the agent and representative for the City of Tybee Island (owner).

- II. **Who Can Rent:** The person responsible for making a reservation through the River's End office (guest) must be at least 25 years of age, secure the reservation with a major credit card that is in their name and occupy the rental property (cabin) during the reservation period. The renter must also be present at check-in and must present the credit card used to pay and/or secure the cabin and present a state issued ID that matches the credit card used unless alternative arrangements are made prior to check-in.

- III. **Reservations:** *Minimum Stay:* With advanced reservations, River's End reserves the right to require a two night minimum stay for weekend/holidays and/or a three night minimum stay for holidays and special events. Walk-ins and one night stays may be accepted based on availability. Any discounted promotion/multi-night specials are subject to the stay requirements of that particular promotion.
 - a. *Confirmations:* Once a reservation(s) is made and a deposit obtained, River's End will send the rental agreement to the guest. This agreement must be signed and returned to River's End within seven business days of the date of the reservation.

- IV. **Deposits, Cancellations & Refund Policy:** A **non-refundable credit card deposit** is required for all reservations. Reservations made more than 3 days prior to the arrival date require a one night deposit. Reservations made 3 or less days prior to the arrival date must be paid in full at the time of booking. All payments and deposits are non-refundable. Please cancel as soon as you know you cannot make it. In order to avoid being charged for your entire stay, you must cancel more than 3 days prior to your arrival date, otherwise River's End Campground & RV Park reserves the right to charge you the balance of the reservation. Reservations cancelled with sufficient notice will be given an in-house credit for any payments made. A new reservation must be booked 6 months from the cancellation date or the in-house credit will be forfeited. If you need to change your arrival or departure date, you must do it 3 days before your arrival date to avoid being charged for your original dates. River's End Campground will make one change to your reservation without penalty, so long as you have given the required 3 day notice. A \$25 administrative fee will be applied for each subsequent change to your reservation.

Occasionally, appliances or other such amenities can malfunction. We will service and restore these amenities as quickly as possible but will not make any rental concessions for the time spent without these items. Additionally, loss of electricity, water, or other "acts of God" that are outside of River's End's control will not result in a refund of any kind. Refunds will ONLY be

given in the unlikely event of a mandatory evacuation or if River's End is unable to provide the reserved lodging accommodations.

- V. **Check-In/Registration & Security Deposit(s)**: Check-in time is 3:00 p.m. and is subject to River's End seasonal office hours. Check-out time is 11:00 a.m. Guests must pay the full balance of their reservation upon check-in. River's End reserves the right to require a security deposit of \$200.00. Prior arrangements must be made for all arrivals after the posted office hours. Please call to confirm office hours prior to your arrival. If prior arrangements have not been made, registration may not be permitted until the next morning. There is a one-time \$50.00 cleaning fee applied at Check-In.
- VI. **Rules**: All River's End park rules must be adhered to including, but not limited to extra vehicles, visitors and quiet hours. No cooking is allowed in cabins other than in the microwave provided. The use of cooking appliances/camp type stoves is permitted in the enclosed screened in porch. Grilling is not allowed on any porch or in any screened porch enclosure. Grilling/campfires are allowed only in designated areas. Park style grills and campfire rings are provided for each cabin. Maximum occupancy for each cabin is strictly limited to six individuals and two vehicles. **All cabins are smoke-free.** There are four additional fees that may be charged to the credit card provided at check-in, which are separate from the security deposit. 1) A minimum \$200.00 fee will be charged if there is any evidence that the smoke-free policy has been violated. 2) A minimum \$200.00 fee will be charged if there is any evidence that an undeclared pet was in the cabin. 3) A \$30 fee will be charged if the TV Remote is broken or removed from the cabin. 4) A minimum \$50 fee will be charged if the Check-Out Procedures are not followed. **Any violations to this agreement or to River's End rules/policies may result in immediate eviction and forfeiture of all deposits and payments.**
- VII. **Damages**: River's End reserves the right to charge the credit card presented at check-in for any additional fees due to any damages, missing items, or excessive cleaning related to your stay. If you notice any problems/damages/missing items upon checking in, it is your obligation to inform us immediately to avoid any additional fees being charged.
- VIII. **Check-Out Procedures**: Please complete the following check out procedures at departure:
- Cabin should be left in a clean and orderly condition: remove all trash and place in outside receptacles, sweep floors & wipe down countertops.
 - Close and lock all windows and doors.
 - Turn off Air Conditioning/Heat.
 - Remove all personal belongings from the cabin prior to check out time. Door codes will stop working at exactly 11:00 am on your scheduled check-out date!
 - Failure to comply with Check-Out Procedures will result in a minimum \$50 fee to the credit card on file.
- IX. **Cabin Information**: Cabins offer sleeping accommodations for a maximum of six individuals. Exceeding the maximum cabin capacity will result in immediate eviction. Sleeping configuration includes one full size bed in a private bedroom, two twin sized bunk-beds located mid-cabin in hall across from the full size private bathroom, and one full size

convertible futon located in the main living area. The main living area is also equipped with one 19" flat screen TV with full cable, and a window style air conditioner w/heat. Each cabin has an efficiency style kitchen with microwave, under-counter refrigerator, sink and plenty of storage for food & supplies. Cooking is not allowed in the cabins (except for microwave); However each cabin has an enclosed screened porch w/picnic table and room for additional seating. We invite you to bring your cook equipment for use in the enclosed porch and each cabin has a park-style grill and fire ring for your cooking needs. Cabins are not stocked with supplies. To make your stay comfortable, you may want to include the following items when you are preparing / packing for your stay: Pillows, blankets/sheets, towels and bathroom necessities. You may also want to bring: various cleaning supplies including dish / bath soap, multipurpose cleaner or wipes; lawn / beach chairs; cooking equipment for the grill or microwave, plates, cups, utensils, etc. One roll of paper towels and one roll of toilet paper are provided for your convenience. Additional / forgotten items can be purchased at the campground store.

- X. **Cabin Linen Rentals:** Linen rentals must be pre-arranged with the Campground Office. Linens must be left in the same condition as they were received. Stained or damaged linens will result in replacement charges to the Guest's on file credit card and guest will be notified of said charges via email.

- XI. **Notice to Guest:** The cabins have been treated for common molds and persons with sensitivities should be aware and take appropriate precautions. This property is owned by the City of Tybee Island, GA. The renter/guest accepts lodging privileges with the understanding that the renter/guest does hereby release the City of Tybee Island and River's End, their officers, agents, officials and employees of and from all liability for loss or damage to property and/or injury to the person arising out of use of the camping/lodging facilities and agrees to indemnify the City of Tybee Island and River's End , their officers, agents, officials and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the registered renter arising out of the use of its camping/lodging facilities.

Except as expressly stated herein, no warranties or representations are made or exist concerning the cabins or the campground facilities.

I have read and understand all of the Rules, Terms and Conditions as set forth in this Rental Agreement. By signing below, I agree to all the Rules, Terms and Conditions as contained in this Rental Agreement.

Res. Number: _____

Printed Name: _____

Cell Phone: _____

Signature: _____ Date: _____

PLEASE RETURN THE SIGNED AGREEMENT TO RIVER'S END WITHIN 7 DAYS