



**TERMS AND CONDITIONS
BETWEEN RIDGEVIEW PROPERTIES (RVP) AND GUEST**

In order to secure a reservation with RVP, Guests must agree to the Terms and Conditions that follow:

1. Guest agrees to pay all rent and fees requested by RVP at least 14 days before their arrival. Failure to do so will result in denial of access to the Property.
2. **RESERVATION DEPOSIT**
Reservation will be secured upon receipt of a deposit equal to 50% of the total amount due.
3. **CANCELLATION**
Reservations must be cancelled 14 days prior to arrival date to be refunded minus a \$250 cancellation fee. Guest will receive a full refund if, and only if, reservation is cancelled 30 days prior to arrival date. If guest has not checked in by that time, or notified property manager, the reservation will be forfeited & guest will not be refunded.
4. **KEYLESS ENTRY / SELF CHECK-IN**
Property is equipped with keyless locks and gate combination. You will receive entry codes via e-mail prior to your arrival date. The codes will not be active until check-in time on the day of arrival and will terminate at your checkout time on the day of departure. Check-in time is 2:00 p.m.
5. **DEPARTURE / SELF CHECK-OUT**
Before you leave, please read and follow check-out procedures. It is very important to ensure all doors and windows to the Property are locked. Check-out time is 11:00 a.m.
6. **OCCUPANCY**
The maximum number of overnight guests allowed on the Property is 8 guests. At no time can there be more than a total of 15 people on the property (indoor or outdoor).
7. **EVENTS, PARTIES AND GATHERINGS**
Guest must inform RVP of any events, parties and gatherings to be hosted at the Property before the booking is made. No events, parties or gatherings are allowed without prior approval.
8. **CAMPING, RV'S, ETC.**
No camping, RV's, ATV's, fifth wheels, etc. will be allowed on the Property.
9. **CLEANING**
A cleaning fee of \$75 will be charged to the Guest. Daily housekeeping services are not included in the rental rate. The Property will be professionally cleaned before the Guest arrives. Linens and bath towels are included with the rental.
10. **FIREPLACES**
Guest is responsible for all damages caused by smoke or fire. Do not throw paper or any combustible materials in the fireplace. Do not leave fire unattended. Do not leave children unattended near the fireplace. Follow all posted instructions.
11. **INTERNET, WIFI AND TELEVISION**
Fixed wireless service is provided by Nextlink. Access code will be available onsite.
12. **PETS**
No pets are allowed on the Property.
13. **SMOKING**
No smoking is allowed anywhere on the property.
14. **DAMAGES**
Guests accept full financial responsibility for any and all damages incurred during their stay.
15. **LIMITATION ON LIABILITY**
RVP is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. RVP is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. **UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL RVP BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL RVP BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THE AGREEMENT, EVEN IF RVP SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.**
16. **IDEMNIFICATION**
Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless RVP from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of our damage to personal property, injury or death resulting from the use or occupancy of the Property.
17. **GOVERNING LAW**
This Agreement and all transactions contemplated by the Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of Texas. Any dispute arising from this Agreement shall be resolved through binding arbitration, shall be conducted in accordance with the rules of the American Arbitration Association.

Guest Name: _____

Guest Signature: _____ Date: _____

