

Rental Rules/Contract  
Pine Ridge Log Cabins  
5704 E. St HWY. 86, Blue Eye, MO 64611  
Phone 417.779.5095  
Cell 417. 331.1556

1. Check-in Time is after 3 p.m. CST & Check -Out time is 10 am CST. No early check-in or late Check-out.
2. This is a non-smoking unit. Ash trays on table on porch provided for smokers. No smoking inside the cabins and no cigarette trash on the grounds.
3. Pets feces must be picked up. Pet fee is not a deposit but a fee for their entire stay.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent or they otherwise guarantee monetary responsibility.
5. Damage/Reservation Deposit- a damage/reservation deposit of \$200 is required. This must be received within two (2) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward the rental; however, it is fully refundable after departure & inspection, provided the following provisions are met:
  - a.) No damage to unit or its contents beyond normal wear and tear. Guest is responsible for all damages beyond normal wear and tear.
  - b.) No charges are incurred due to undeclared pets or collection of rents or services rendered during the stay.
  - c.) All debris, rubbish and discards are placed in 30-gallon trash cans and effort is made in placing soiled dishes in dishwasher and turned on. (Any effort on laundry helps!)
  - d.) Departure and Cabin Keys: Lock doors and put keys in brass slot on our house door (our house is at the end of the drive by the entrance)
  - e.) All charges accrue during the stay are paid prior to departure.
  - f.) No linens or kitchen wares are lost or damaged.
  - g.) No early check-in or late check out.

Return Contract/Invoice to [pineridgelogcabinsmo@gmail.com](mailto:pineridgelogcabinsmo@gmail.com) or fax to 417.779.1048 (Sign each page)

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

h.) The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

6. **PAYMENT:** An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the cabin rent. Please make payments in the form of credit card, travelers check, bank money order, cashiers check or personal checks payable to Pine Ridge Log Cabins or David Warren. The advance payment is not a damage deposit. The **BALANCE OF RENT**, 100% is due 14 days before your arrival date Your Invoice becomes part of this contract and invoice states when amounts will be due.
7. **CANCELLATIONS:** A sixty (60) day notice is required for cancellation. Cancellations that are made more than 60 days prior to the arrival date will incur no penalty except a \$20 administration fee for time and costs incurred. Cancellations or changes that result in shortened stay, that are made within 60 days of the arrival date forfeit the full advance payment and reservation/damage deposit. All valid attempts will be made to fill any cancellation vacancy and if filled, funds are then available except the @20 fee above. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MAXIMUM OCCUPANCY:** The maximum number of guests is limited to (8) persons. An additional charge of \$20 per person per night for guests over 4 people will be assessed. **THIS PROPERTY REQUIRES A 3 NIGHT MINIMUM STAY FOR HOLIDAY WEEKENDS.**
9. Longer minimum may be required during holiday periods. If a rental is taken for less than three days, the guest may be charged for the three-night rate unless your invoice states otherwise- for example a 2 night or 1-night special stay to fill calendar space.
10. **INCLUSIVE FEES:** Rates include a one-time linen/towel set-up fee. (Extra linens and towels are stacked on shelves).
11. **NO DAILY MAID SERVICE:** While extra linens and bath towels, hand towels, wash cloths are included in the cabins, daily maid service is not included in the rental rate. Washing machines/dryers are there for your use. We suggest you bring beach towels. We do not permit towels or linens to be taken from cabins.
12. **RATE CHANGES:** You get a quote/invoiced document to avoid any rate change!

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- 13.FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be permitted to check-in.
- 14.WRITTEN EXCEPTIONS: Any exceptions to the above-mentioned policies must be approved in writing in advance.
- 15.PARKING: Plenty of room for parking up to 3 vehicles and 1-2 boats is available. Vehicles need to be parked as close to your cabin as possible. Parking in the roadway is not permitted and subject to towing and the resulting fees.
- 16.JACUZZI: No children under the age of twelve (12) permitted in the jacuzzi at any time. When using the jacuzzi, remember there is a certain health risk associated to Jacuzzi's and you use at your own risk. Do not turn on the heater without water in the unit.
- 17.STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Highways can have curves and hills even though well maintained, however we recommend front or four-wheel drive and/ chains during snow months. We blade our asphalt within 12 hours of any snow accumulations and/or a snow removal company is available. We do not refund due to road or weather conditions so please check weather forecasts and be prepared Dec. – Feb.
- 18.THE CABINS & PROPERTY- The cabins and property are privately owned; the owners are not and will not be responsible for any accidents, injuries or illness that occurs in absence of owner negligence while on the premises or its facilities. Just as in a motel or hotel policies, the owners are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**BY SIGNING BELOW, I AGREE TO ALL TERMS AND CONDITIONS OF THIS AGREEMENT:**

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PINE RIDGE LOG CABINS (GUEST, please fill out info)

RENTAL INVOICE \_\_/\_\_/\_\_ mo./day/year

I, \_\_\_\_\_ (print name), am the responsible person booking the (Circle which cabin) BEAR CLIFF/ DEAR STAND CABIN.

(Please call to check availability) Scan and email to [pineridgelogcabinsmo@gmail.com](mailto:pineridgelogcabinsmo@gmail.com)

CHECK IN DATE: \_\_\_\_\_ After 3 pm, CST

CHECK-OUT DATE: \_\_\_\_\_ BY 10am, CST

Number in party: \_\_\_\_\_ Adults \_\_\_\_\_ Children

\*(if number is party exceeds 4 people, add \$20 per person, per night to rental amount below)

Charges: \_\_\_\_\_ Rental Amount – take rate x night or week rate or week rate + extra days

\_\_\_\_\_ Mo. Tax is 5.975%

\_\_\_\_\_ \$95 \_\_\_\_\_ cleaning fee

\_\_\_\_\_ Pet Fee – if none put 0. Otherwise \$75 and specify number of pets \_\_\_\_\_

Total Charge: \_\_\_\_\_ (add all above charges) Remember \$200 deposit will be taken, then refunded after your stay by mail within 3-5 business days.

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\*Total is due before Check-in date and an easy two-part payment plan below. Or payment can be made in full by filling in first payment line and crossing out second payment line below:

OPTIONS

1<sup>st</sup> payment of \_\_\_\_\_ Due \_\_\_\_\_ 60 days prior to Check-In

2<sup>nd</sup> Payment of \_\_\_\_\_ Due \_\_\_\_\_ 14 days prior to Check-In

Pine Ridge Log Cabins Welcomes you at the end of a forested ridge backed by 100's of acres of wildlife-filled forest including our own private Bird Sanctuary. We have a quaint, older mobile home park that you will pass through to get to us. These cabins have been remodeled on the interior to provide a safe and healthy living space for senior citizens on SSI or disability, veterans. They are very quiet, and they hope you are as well! We are 15 minutes from Branson, the cabins can be found by going south on HWY 65, turn west on HWY 86, going across Table Rock Lake bridge, then its 1 mile to Pine Ridge Log Cabins. Our sign is made of logs and lit all night. Photos of our sign are on the contact page on our website.

We appreciate Google, Travel Website and social media reviews, invites, pictures and videos that you leave about our property. When you post pictures and video we are then allowed to use the content and in doing so you release information.

Thank You for staying at Pine Ridge Log Cabins,  
David & Nemesia Warren, 5704 E. HWY 86,  
Blue Eye, MO. 65611.  
Cell # 417.331.1556  
Home# 417.779.5095

\*\* Guest Signatures and Date:

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