

Rockin' M Ranch Wyoming Inc.

P.O. Box 3576, Alpine, WY 83128
307-654-2288
rockinmranchwyoming.com

PAYMENT PROCEDURES: All reservations are secured by Visa and MasterCard. A non-refundable two-night minimum will be charged at the time of the reservation. The non-refundable full payment (balance due) will be charged (30) thirty days prior to check in. Reservations made within (30) thirty days of the check in will be charged the full rental at the time of reservation. This form is due upon check-in. The lessee authorizes Rockin' M Ranch to charge the card on file for any damages to the cabin or property that may occur during the stay including, damaged furniture, structure, appliances, linens, etc.

NO SMOKING/NO PETS: No smoking in the cabins, doorways, or around windows. No pets on the premises. \$300 fee will be charged for violating these policies. Smoking is permitted outside of the cabins. Please dispose of butts properly if smoking outside. Please do not allow the Rockin' M Ranch pets in the cabins.

CLEANING: We do not clean daily. Additional fresh towels and cabin supplies are provided for stays of three nights or more. Upon check-out, we do not expect the cabins to be cleaned extensively, but left in a reasonably clean fashion. An additional cleaning fee may be assessed if the cabin is left in an excessively dirty state, for example: dirty dishes left in the sink, garbage on the floors, stains in the carpet or furniture, spills not cleaned up, food left out, cigarette butts littered around cabins, etc. At time of check out, please leave the key on the counter or table. There is no need to check out with the office.

DAMAGE DEPOSIT: Lessee's credit on file will be charged for all damages loss or injury caused by lessee or lessee's guest.

CANCELLATION POLICY: If the reservation is cancelled (30) thirty days prior to arrival date, the non-refundable two-night minimum rental price is the total charge. No cancellations will be accepted or refunds given (30) thirty days prior to reservation. In the event of a "no show", without notice, the reserved cabin will be held for two nights, after that time has passed, Rockin' M Ranch may use the cabin. The parties expressly agree that lessor has no duty to mitigate in the event of a breach of this reservation agreement.

CHECKIN/CHECKOUT: Check-in time is 4:00 p.m. Checkout is 11:00 a.m.

LIABILITY: We can only take guests willing to sign this release when they arrive. Guests acknowledge the water risk of the nearby Salt River and the on-site fishing ponds. Lessor shall not be liable for any injury or damage that may be sustained by the person or members of the lessee's family or property of the lessee, or any other persons or property, including lessee's family or guests. Lessee agrees not to do or suffer anything to be done by which persons or property on or about or adjacent to the rental property may be injured, damaged or endangered. This includes harm done by ranch animals' on-site at the Rockin' M Ranch including horses, dogs, cats or wild animals. Use of the property for public recreational purposes is subject to Wyoming Code, Limitations of Liability of the Land owner. No fireworks are allowed due to our close proximity to the National Forest.

MAXIMUM OCCUPANCY: Occupancy includes adults, children, and infants. The maximum occupancy for the cabins (couples-3 people/loft-7 people) shall not be exceeded. Occupancy is based on two (2) people per bed. We do not allow sleeping on the floor due fire codes, insurance, and excessive wear to carpets and bedding. Rockin' M Ranch facilities (i.e. hot tub, horse shoe pit, fire pit, fishing pond, private access to the Salt River) are for Rockin' M guests only. To preserve the quality of the experience of our paying guests, we do not allow people (campers, guest of other hotels, etc.) staying off site to use the facilities. Tents and RV's are not allowed. **NO EXCEPTIONS. Exceeding or breaking any occupancy rules is reason for immediate eviction without refund.**

HOT TUB: Use at your own risk. Due to insurance regulations, children under 6 years old are not allowed in the Hot Tubs. Children between the age of 6 and 16 must be accompanied by an adult. No glass containers. Please replace the cover.

NOISE ORDINANCE: As a courtesy to other guests, we ask that all outside activities (hot tub, fire pit, etc.) be quiet at 10:00 p.m. and done at 11:00 p.m. Exception: Same group has rented the entire facility.

Signature