

**Lake Robertson
Cabin Rental Agreement**

Maximum Occupancy: 3 people

Please sign, date, and return this rental agreement in order to secure your reservation. Mail it back with your check. Your signature on this agreement, or taking possession of the cabin after receipt of this agreement, or payment of money is evidence of our acceptance of the agreement and your intent to use this for a vacation rental. You will be sent a confirmation letter as soon as this signed agreement and your payment is received.

Rental fees and prepaid rent deposits: Reservations require at least an \$85 deposit made by cash or check to guarantee your reservation. Your check, along with this signed agreement, must be received before the rental unit will be secured for your reservation. It is your responsibility to make sure your final balance is received at least 1 month prior to your arrival date. If a reservation is made within 30 days of arrival date, rental fees must be paid in full at time of booking. We will regretfully have to cancel your reservation if the final balance is not received by the due date on this agreement and there will be no refund issued.

Cancellation policy and refunds: We know that plans can go astray. However, we rely primarily on advance reservations and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: Any rental fees paid, less a \$50 processing fee are refundable, if the reservation is canceled at least 30 days prior to your arrival date. If you cancel during the 30 days prior to your arrival, you will forfeit all rental fees collected. If the canceled reservation is re-booked, we will refund your forfeited rental fee, less a \$50 processing fee, after the end of that rental. No shows will be charged in full unless the cabin is re-rented.

Security Deposit: Guests are financially responsible for all damages and additional cleaning fees, if necessary. Should our managers find the cabin in an unacceptable condition upon your departure, you will be required to pay for extra cleaning, damage repairs, replacement of missing contents, expenses resulting from agreement violations such as smoking in the cabin, trash left in cabin, dirty dishes left unwashed, furniture moved, etc.

Check-In Procedures: Upon arrival you will come to the office and register. At this time you will verify the number in your party. For verification of your identity, we will ask you to provide us a copy of your driver's license and your vehicles must be registered. You will receive window tags for all vehicles in your party to be displayed while you are a guest of our campground, and a key to your cabin. **Office hours vary depending on the season. If you will not be checking in until after 8:00 pm you must notify the office before arrival.**

No refunds due to weather, change of plans, or early departures. All guests are financially responsible for the entire booking once your reservation has been made.

Returned check fee: There is a \$50.00 per check fee for all returned checks.

Rental Policies: We cater to families and strive to provide a family mountain vacation rental experience. Renters agree to abide by Lake Robertson rules that are posted in the cabin.

Each cabin comes fully furnished with dishes, silverware, cookware, coffee maker, filters, microwave and toaster. You may provide your own linens, purchase them for \$25/set or rent them from the office for \$4/set per day. This includes sheets only.

Maintenance: Please report any problems or damages in your cabin the day of check-in to the park office. If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge you. When maintenance needs arise during your stay, please contact the park office. It may be necessary for someone to enter the cabin during reasonable hours to perform minor repairs. There will be no refunds for the malfunction of any equipment, including but not limited to heat/air conditioning, appliances or power outages.

Housekeeping: Housekeeping is not provided during your stay.

Minimum Age required to rent a cabin is 21 years and the person who books the cabin must stay at the cabin for the entire rental period. Sub-letting or parents renting for their children under the age of 21 is **NOT** allowed. **No student groups or house parties of any kind will be allowed.**

Pets: No pets allowed in the cabin.

Check-In and Check-Out times: **Check-in is 2:00pm and check-out is 11:00am.** While we make every effort to have your cabin ready, there may be a delay during peak season and your patience is appreciated.

Smoking, fire extinguishers and smoke detectors: There is no smoking allowed in our cabin, our pool area, bathhouse, office or any of our other buildings. There are smoke detectors in our cabin; do not unplug or remove the batteries from them. There are fire extinguishers under the kitchen sink in case of an emergency.

Campfires: Our cabin has a fire ring and there is firewood for sale at our office. We enforce all local burn bans.

Pool: Our pool is open from Memorial Day to Labor Day. Pool use is free for cabin occupants; however, you must have a pool pass in order to use the pool. All persons in your party must come to the office to receive their pool pass. Our pool rules are posted at the pool and will be strictly enforced.

Check-out Procedures: Upon departure, guests are required to leave the property in the same general condition as it was when they arrived. Please comply with the following before check-out:

1. Dishes, pots, pans, silverware and utensils should be washed and put away.
2. Windows and doors closed and locked. All lights turned off.
3. All garbage and trash bagged and placed in the dumpster located by office.
4. Property left neat and in order.
5. Fire rings should be free of trash and not left burning.
6. Keys will be dropped off at the office.

The undersigned renter accepts renting privileges with the understanding the he/she does hereby release and hold harmless the County of Rockbridge, its officers, agents and employees, of and from any and all injuries, damages or loss, both to person and property of the renter or any member of the family or guest, regardless of severity, arising out of or related in any way to the undersigned renter's use of the Lake Robertson facilities, including, without limitation, injuries, damages or loss which occur, in whole or in part, due to any act or omission, whether negligent, reckless, intentional or otherwise.

The undersigned renter, for itself and for its successors, assigns, heirs, executors or administrators, shall indemnify and hold harmless the County of Rockbridge, Virginia, its officers, agents and employees, from any and all liability, actions, causes of action, claims, debts and demands of any kind and nature, including costs, expenses and attorney's fees, incurred by the County of Rockbridge, its officers, agents or employees, as a result of, arising out of or related to, any act or omission, intentional, reckless, negligent or otherwise, by the undersigned renter or any member of the family or guest, during the course of the undersigned's use of the Lake Robertson facilities.

RETURN THE FOLLOWING PAGE PLEASE

PLEASE REMEMBER TO BRING YOUR SHEETS AND TOWELS

I acknowledge and confirm that I have read and agree to all conditions in this rental agreement.

Signed: _____ Date _____

Printed Name _____

Address: _____

Drivers license: Will be required at check-in

Reservation Information

Name:

Reservation #:

Total Amount Due:

Arrival Date:

(2:00 PM Check In)

Departure Date:

(11:00 AM Check Out)

Number of guests: Adults:

Children:

Please Select one:

____ 1. Check Enclosed for full amount due

____ 2. Check enclosed for \$85 deposit and the balance to be paid 30 days in advance of my reservation date

Lake Robertson Campground
106 Lake Robertson Drive
Lexington, VA 24450
540-463-4164