

# RIVERCABINRENTALS.COM LLC

## PIGEON ROOST CREEK CABIN RENTAL APPLICATION

Business Address: RiverCabinRentals.com LLC, 1715 SW Bellevue Ave, Port Saint Lucie, FL 34953 Phone: 9547298098

Just follow the directions on our web site step by step. Complete both pages.

**We must receive your deposit within 48 hours of making the reservation or your reservation will be cancelled (pay today on our site using the PAYNOW button). If making reservation within two weeks of arrival your payment in full must be made within 24 hours of making the reservation. We will accept a check for the final payment if received two weeks prior to your arrival date.**

Once your deposit, application and rental contract are received, we will email you a confirmation and other attachments which will have all the information you will need. **Final payment must be received two weeks prior to arrival or your reservation may be cancelled and deposit forfeited. Mail final payment enough time in advance so that we will receive it two weeks prior to your arrival if paying by check.** A charge of \$25 for cancellation/processing will be subtracted from your deposit refund should you cancel your reservation before 30 days of arrival. The deposit is not refundable within 30 days of your arrival date(No Exceptions). Make checks payable to River Cabin Rentals if not paying online for final payment. Check in time is after 4pm and check out time is no later than 11am.

In order to save you money we do not charge a cleaning fee. However, you are REQUIRED to complete a cleaning/leaving checklist at the cabin the morning of departure. This includes Dishes, stripping bedding, vacuuming, cleaning. Our management will go through the checklist to make sure you have completed everything. If not completed our management will notify us and you agree to pay a \$100 dollar cleaning fee payable within 24 hours of notice.

DATE ARRIVING \_\_\_/\_\_\_/\_\_\_ (Checkin time 4pm) DEPARTING \_\_\_/\_\_\_/\_\_\_ Checkout time 11am

Full Name: \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

### Peak Season April 1<sup>st</sup> to Oct 31st

\$130 Nightly (3 or more nights) or 7 Night SPECIAL: \$780 FOR 7 nights-(one night free)

2 Night rate is above rate plus \$20 premium each night

### Off Peak: Nov 1<sup>st</sup> to Mar 31st

\$110 Nightly (3 or more nights) or 7 DAY SPECIAL: \$660 FOR 7 nights-(one night free)

2 Night rate is above rate plus \$20 premium each night

How many nights will you be staying? \_\_\_\_\_ How many occupants? \_\_\_\_\_

How many Pets? \_\_\_\_\_ (\$50 Non Refundable fee for up to two pets maximum)

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Cabin Rental Rate \_\_\_\_\_ (Enter Total for length of stay based on above rates)

2 Night Premium \_\_\_\_\_ (If applies: \$40 for the two nights if staying only two nights)

Pet Fee \$50 \_\_\_\_\_ (If applies: Non Refundable Fee includes up to two Pets)

**Sub Total** \_\_\_\_\_ (Total of all the above)

County Occup Tax \_\_\_\_\_ (Subtotal X.03)

NC Sales Tax \_\_\_\_\_ (Subtotal X .0675)

**Total Cost** \_\_\_\_\_ (Sub Total plus County plus NC State sales tax)

**Deposit required** \_\_\_\_\_ (1/2 of total cost-Must be paid within 48 hours of making reservation)

**Remaining amount Due:** \_\_\_\_\_ (Total Cost minus Deposit)

**Sign, Scan, Send Application/Rental Contract to Bob@rivercabinrentals.com**

Email: [bob@rivercabinrentals.com](mailto:bob@rivercabinrentals.com)

WEB SITE [WWW.rivercabinrentals.com](http://WWW.rivercabinrentals.com)

**RESPONSIBILITY STATEMENT/AGREEMENT/RENTAL CONTRACT**

**RIVERCABINRENTALS.COM LLC**

Business Address: River Cabin Rentals, 1715 SW Bellevue Ave, Port Saint Lucie, FL 34953

I \_\_\_\_\_ (Print Full Legal Name) request privileges to use Pigeon Roost Creek Cabin operated by River Cabin Rentals.com LLC.  
**I AM AT LEAST 25 YEARS OLD, I am the responsible party signing below, I will be occupying the cabin personally with my party.**

I accept complete financial responsibility for any loss or damage to the cabin or to the equipment on or about the premises, resulting from acts or omissions by myself or by members of my party, whether through carelessness, vandalism, or otherwise. Upon entering the cabin I agree to familiarize myself and each member of my party with the rules in the cabin information binder; I accept responsibility for compliance with such rules by each member of my party. I will be with my party at the cabin during the rental period. Only the guest listed on this contract below are allowed on the property. Anyone else is considered trespassing. Parties are not allowed on the property, you will be immediately instructed to leave the premises without any refund and agree to comply.

To keep our rates low, you must leave the cabin as you found it. There is no FEE for cleaning, however you agree to pay a **\$100 dollar cleaning fee** if all items on the Leaving checklist are not completed before your departure. I understand I must pay a 6.75% NC tax and a 3% Mitchell county occupancy tax. You must dispose of all garbage or you will be billed a **\$25 dollar garbage removal fee. Lost key fee is \$25.** You agree to pay for any and all destruction by you, your guest or pets including chewing damage. Any evidence of smoking and you agree to pay a \$250 fee.

I will return to River Cabin Rentals the key, and pay any remaining fees for extra days of use of the cabin at the end of my stay. I understand and agree to pay for an extra day if I stay past my checkout time of 11am unless prior arrangements have been made. **Check out time is no later than 11am.**

The Driveway at Pigeon Roost cabin can ice up during winter months. If icy, park at the top of the driveway on the side of the road or at the bridge on right side until ice melts. There may be a bag of salt available near the front door if needed to melt the ice. We leave a snow shovel under the deck during the winter if needed. The road leading to the cabin is state maintained and is cleared of snow and salted by the county.

I understand that BBQ's on the decks are not allowed. Your reservation may be cancelled by us at any time for any reason. Reasons for cancellation would be repairs that need to be made or sale of the property should a prospective buyer come along. Your deposit and or payment in full will be fully refundable. We will try to give you as much notice as possible if this were to happen. We have been renting cabins for 14 years and have never done this. Checks returned due to insufficient funds will incur a \$75.00 charge. A cancellation and processing fee of \$25.00 will be subtracted from your deposit refund should you cancel your reservation prior to thirty (30) days of your scheduled arrival. The deposit is non-refundable within 30 days of your scheduled arrival, with **NO EXCEPTIONS.**

This agreement is made pursuant to the laws of the State of Florida and both parties agree that this agreement shall be governed by Florida Law. Saint Lucie County, Florida, shall be proper venue for any litigation or legal claims involving this agreement.

I, as a result of signing this contract and renting the said premises understand that I am responsible for all attorney's fees for all matters, including but not limited to appeals, litigation, arbitration, mediation and/or administrative procedures regarding the rental, damage to and liability on this property and all Rivercabinrentals.com LLC attorney's fees should we need to hire an attorney. By signing you agree not to bring any litigation towards rivercabinrentals.com LLC

**RESPONSIBILITY FOR USE AND DISCLAIMER OF WARRANTIES:**

You are responsible for you and your party's safety. You assume all risks inherent in the use of this cabin AND the property and use of the item(s) in it and agree to assume the entire responsibility for the defense of, and to pay, indemnify and hold River Cabin Rentals LLC harmless from, and hereby release River Cabin Rentals from, any and all claims for damage to property or bodily injury (including death) resulting from the use of said property, whether or not it be claimed or found that such damage or injury resulted in whole or in part from River Cabin Rentals negligence, from the defective condition of an item(s) or from any cause. If for any reason you bring legal action to us even though you agree to release us from all liability you agree pay our attorney fees knowing that you have released us from any and all liability regardless of fault.

I understand that this CONTRACT may not be modified unilaterally and that full and complete execution of this CONTRACT, as written and not modified, is a prerequisite to making application for the rental of this cabin. I agree to the terms, conditions, and obligations stated above in this Responsibility Statement and agree that any attempted modifications of the text of this Responsibility Statement may result in denial of my application to rent a cabin.

I have read and completely understand the foregoing, I accept and assume the obligations imposed on me thereby, and the obligations imposed thereby on the members of my party, without qualification. **I agree to complete the cleaning/leaving checklist, Remove all garbage from the premises, and return the key to the lock box on last day.**

Signed: \_\_\_\_\_ (Legible Signature Only) Date: \_\_\_\_\_

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Cell \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_ Phone Number \_\_\_\_\_ Relationship \_\_\_\_\_

Vehicle Make/Model/Year \_\_\_\_\_ License Plate# \_\_\_\_\_ State \_\_\_\_\_

DL# \_\_\_\_\_ State \_\_\_\_\_ (Required)

Names of all occupants \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_