



&



Reservation Policy

To secure your reservation, the rental fee is charged in full to your credit card at the time you make the Reservation. You will receive a confirmation email and a receipt.

By submitting your reservation, you agree that you have read the following rental policy and agree to the terms & conditions.

GENERAL POLICIES

Please take care of the cabin and treat it as you would your own home.

Boondocks Resort and Sky Harbour Resort are not responsible for any lost, stolen or damaged guest property. Please lock your cabin when away.

Occupancy: Our rates are based on four-person occupancy only. Extra guests are accommodated for a \$20/person fee. If you are found to have unauthorized overnight guests beyond what was originally reported to us, you will be assessed a \$100 fee.

Nuisance policy: Guests generating excessive noise or bothering other guests will be asked to leave the cabin(s) and held responsible for the entire amount of stay.

Smoking: We are a smoke-free environment. If we smell tobacco smoke in the cabin, you will be charged a minimum \$150 de-fuming and cleanup fee. The actual final charge will include any lost income due to cleanup time. Any cigarette butts outside should be picked up and put in an appropriate container not thrown on the ground.

Damages: Guests are financially responsible if excessive cleaning is needed or damages occur to the cabin's property or grounds, either from the renter or his/her guests. Final expenses will be based upon actual documented costs, plus any lost income. You are responsible for any property stolen or damaged from the cabin(s) during your stay.

Electronics: Electronic items (television, radio, VCR, DVD, etc) should not be tampered with by reconnecting wires, moving, or any other changes/damages. Violations will result in charges being levied.

RESERVATION AND CHECK-IN POLICY

Minimum Age: You MUST be 21 to rent the cabin(s).

Check-in requirement: For security reasons, a PHOTO ID and the Credit Card used to make the reservation are required at Check-In. This information will be recorded and kept on file regardless of method of final payment or the use of any gift certificates, check or cash arrangements, etc.

Check-In: 3:00-5:00PM CST. Please give us a rough idea of expected arrival time as you can at 870-431-2600. Special late check-in BY REQUEST. If you are going to be later, please notify us at 870-431-2600 ASAP for special late check-in instructions.

CHECK-OUT POLICY

Check-Out: 11:00AM CST.

If we can, we will accommodate a late check-out upon special request. Please notify us ASAP at 870-431-2600.

Please leave the cabin in reasonably orderly condition.

Please do the following: wash your dirty dishes, have all trash in bags, and place dirty towels in the laundry bags provided. Do not leave food in the refrigerator or freezer.

CANCELLATION POLICY

As small independently owned cabins, cancellations affect us dearly. WE UNDERSTAND that plans change at the last minute. We hope you understand that, as a small business with limited availability, we must enforce our cancellation policies.

You are responsible for the ENTIRE COST of your STAY. No refunds will be made for NO-SHOWS or EARLY DEPARTURES.

Cancellations may be made via phone 870-431-2600 or email to boondocks327@outlook.com.

Reducing the length of the stay, the number of rooms or the value of the original reservation constitutes as a cancellation and will be subject to the Cancellation Policy and the Minimum Stay Requirement will apply.

TO RECEIVE a FULL REFUND you agree to give us NOTICE of Cancellation, by PHONE OR EMAIL, by the cancellation deadline outlined below. If you do not receive a cancellation confirmation email within 24 hours, please call to make sure we received your request.

Discount and Package Cancellation Policy: Discounted Reservations are Non-Refundable as are Packages and Reservations made using Coupons, Value Cards or Gift Certificate.

CANCELLATION DEADLINE: Cancellations must be requested **15 days before** the standard expected check-in time (3PM CST) on the day of the start of your reservation.