

“The Ranch House” Rental Policies



4429 FM2648
Powderly, TX 75473

GENERAL POLICIES

We appreciate you for choosing to stay at our property. We want you to love and enjoy The Ranch House as much as we do. Please let us know if you have questions or request.

Payment

Reservations must be secured by an adult, age 21 or over, with a valid credit card. All guests must be 21 unless accompanied by parent or guardian.

Minimum Stay

No minimum stay required during the week on weekends must be a two night stay. Holiday Minimum stay is two nights for Spring Break, Memorial Day, July 4th, Labor Day, Christmas, and New Year holiday weekdays and weekends.

Rates/Occupancy of The Ranch House

The rate listed on the website is based on accommodations for 10 people. \$50 cleaning fee is charged to rental rate when booking your reservation.

AN ADDITIONAL FEE OF \$50 WILL BE APPLIED FOR UNBAGGED GARBAGE LEFT IN TRASH BINS

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Cancellation of Reservation

Cancellation of reservation must be made personally by telephone/text or email. 100% of payment will be refunded if reservation is canceled *before* 14 days prior to arrival date. 50% of payment will be refunded if reservation is canceled *before* 7 days prior to arrival date. Payment for Reservation will not be refunded 7 days or less prior to arrival date.

Check In/Out Times

Check-in is 3:00 P.M. Check out is 11:00 A.M.

Check Out Procedures

We kindly request that you do the following upon check out:

- ✓ Leave all used beds unmade.
- ✓ Place all dirty dishes in the dishwasher.
 - ✓ Clean grill if used.
- ✓ Place bath linens in the laundry room.
- ✓ BAG ALL TRASH and place into the outside barrel that is provided and secure the lid.
 - ✓ Close all windows and doors and turn off lights.
 - ✓ Summer months turn air up to 79 degrees when leaving.
- ✓ During winter months turn heat down to 65 degrees when leaving.
 - ✓ Place all laundry in washer and begin before departure.
 - ✓ Leave cabin key inside lock box prior to departure.

TO CHECK OUT: PLEASE TEXT OR CALL (903)517-5889

AT THE TIME OF YOUR DEPARTURE.

DAMAGE DEPOSIT DEDUCTIONS MAY BE MADE IF ACCOMMODATIONS ARE LEFT DAMAGED OR EXCESSIVELY UNTIDY SUCH AS:

Scattered dirty dishes, trash, food, etc. Trash placed in bins unbagged. Stains on linens, furniture, or rugs. Cigarette/cigar butts or excessive trash found about property. Items broken or missing from the cabin property. If keys are lost a key charge of \$25 will be required.

Housekeeping and Room Service

Housekeeping duties and Room Service during your stay are not offered by owners. That will be up to you.

Wi-Fi and Satellite T.V. Services

Satellite services are provided as an amenity. Satellite movie rental is not a provided amenity.

Smoking

Please do not smoke in The Ranch House, near doors or open windows. Outdoor smokers are asked to use outside fire pit to deposit cigarette/cigar butts.

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Pets

Pets are allowed during your stay, all requests regarding pets should be discussed when reservation is made. A **“Pet Deposit”** may be required to bring pet onto property.

Firewood and Fire Pit

Fire pit area will be stocked with a starter supply of firewood. Please note that it is against the law to leave campfires unattended. During times of high fire danger, we will notify guest by signage inside the cabin regarding imposed fire bans.

Firearms, Fireworks, Explosives

Firing guns, fireworks, or other explosives are not allowed on any of The Ranch House property.

ATV Riding

4-wheelers or any unlicensed off-road vehicles are not permitted on nearby county roads. An exception may be made for the property of The Ranch House for adults 21 or older. Permission must be obtained from owner at the time the reservation is made. The Ranch House owner will, in no way, be responsible for ATV accidents or mishaps. Renters of The Ranch House will be responsible for themselves and guests who operate any ATV while on The Ranch House and adjoining property, as well as any damage caused on the property.

RV Parking & Tent Camping

RV and tent camping may be allowed on The Ranch House property. Please call or inquire via email regarding special request.

The Pond at “The Ranch House”

You may bring your fishing gear and enjoy the dock which allows you to fish for Crappie and Hybrid Bluegill in the 30 acre pond. We do, however, request catch-and-release for the Catfish and Bass.

Swimming in our 30 acre pond, or any pond on the property, is absolutely prohibited. Please take precautions while near the ponds to ensure the safety of you, your children, and your guest. You, as a renting guest, must be responsible to ensure that children are supervised and safe at all times while on the property.

Wildlife Encounters

Due to the location of “The Ranch House”, near a pond and near forest areas, there is a chance that guests may encounter some types of wildlife, insects, or stray animals. Do not feed animals you may see around The Ranch House nor permit them to enter the cabin. Do not allow children or guest to play with, pet, or feed stray animals. Due to the natural habitation of the forest areas located on the property, no refunds or compensation will be given for any problems resulting from pests in or near The Ranch House. Owner of The Ranch House is not responsible for any wildlife or animal encounters of any kind. We are not responsible for injuries or medical bills resulting from guests roaming the property or ponds, or for encounters with wildlife.

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Policy Regarding Injury to Guest

All outdoor activities involve certain inherent risk of injury up to and including death. Every effort will be made to secure and make safe all facilities under our management. You, as a renting guest, are responsible to ensure that children and guest are supervised and safe at all times while on the property.

Violation of Policies

Violation of policies may regrettably subject property guests to immediate evictions from property without refund of Damage Deposit.

Emergency Contact or For Any Request

903-517-5889

It is our desire these policies will help ensure all of your expectations are met during your stay, that all reservations are handled properly, and that our quality of service remains above reproach.



Thank you for choosing The Ranch House!