**Important Considerations- Please do not book if these are of concern.**

* Cell service is extremely spotty.
* This is a luxury glamping experience, but we are located near water in the woods! Even though we do have our units and grounds treated monthly, you may find bugs and mosquitos in and around the cabins, etc. We have bug spray under the kitchen sink to kill any critters you might come across inside. Also be on the lookout for snakes. We recommend bringing your own wearable bug spray if you plan to be outside. We don’t give refunds for bugs/critters!
* The closest restaurants are located 10-20 miles away.
* While our retreat is very quiet, we do live next door to an elderly couple who may occasionally be mowing their yard or doing general outdoor activities. We do have a privacy fence, and plenty of trees, but you may occasionally hear them as sound travels easily across the water.
* There is often boat traffic in front of the retreat. We have no control over that or their music selections! Our dock is private and only for HRR guests.
* There is a long gravel driveway to get to the property. You don’t need 4-wheel drive to access your unit, but low-profile cars could be more challenging and bumpy.
* The property is gated with a lock, so there won’t be much traffic, but it is a single lane driveway so be careful and watch for oncoming drivers.
* From mid/late November to April, the water is lowered. The schedule is unpredictable, and you may have little to no river view during this time. Our rates are adjusted for this time of year. No refunds will be given for lack of water access/view.
* The units have been built to maximize your privacy, view, and feeling of seclusion, but there are other units for rent at the retreat so you may come into contact with other guests. All of our rentals are for 2 adults only so we can maintain a quiet, peaceful experience. We ask that you do not play music while outdoors for this reason.
* The water to the outdoor showers is turned off in the winter to prevent freezing of the pipes.
* This is a 7-acre property that we are constantly improving, so we may be on the property on occasion working, but we will never interrupt your stay.
* We stay in all our units when they aren’t rented. Members of our family are allergic to pets and cigar/cigarette smoke, so do not bring either into the retreat. No pets are allowed, and no smoking or vaping allowed inside or on the covered and uncovered decks. Please step out to the firepit if you plan to smoke.

**The Fine Print:**

**Cleaning Fees**

We appreciate the inside and outside being returned in the same general clean and tidy way it was presented to you upon your check in. The guest may be billed for a professional cleaner and/or material and labor costs the host may incur for any areas of the property that requires more than a general cleaning.

**Liability**

The host/owner and their insurance agency are not personally, legally or financially responsible for any death, injuries, theft, flood, fire or any other damage of the guest or their belongings that occur on the owner’s property during the guests stay. Additionally, guests are responsible for any damages or theft caused during their stay and a claim may be filed against their deposit or through other legal means as permitted by law. Swimming, all water activities and equipment, use of dock, loft, loft ladder, and hot tub use are for use at your own risk.

**Booking Details**

* 50% is due at time of booking
* A $500 security deposit will be authorized prior to arrival
* A signed rental agreement as well as photo ID must be completed at time of booking.
* Guest receives 97% if cancellation occurs more than 30 days before arrival; Guest receives 47% if cancellation occurs more than 14 days before arrival; No refunds within 14 days of arrival.

**PLEASE NOTE**

All federal, state or local laws take precedence over AirBnB's policies, which AirBnB fully acknowledges in writing.