Policies

Welcome to our Cabin and thank you for being my guest. My goal is to provide a clean, safe and enjoyable environment to stay in while keeping our pricing comparable and affordable to other cabins in the area. I realize that you have choices and I want to make your stay a memorable experience so that you will stay again and recommend The Wildwood Cabin to your friends and family. This property is privately owned and scattered over a mixed rental, vacation homes and residential areas. I ask that you respect your neighbors and maintain noise levels to acceptable limits. You will be asked to agree to abide by these policies in order to submit a reservation request. I ask that you read these policies prior to making a reservation. Relax and enjoy your stay.

POLICIES:

COVID-19: Due to the recent Covid-19 pandemic you are strongly encouraged and advised to purchase travel insurance with a 3rd party provider of travel insurance. Purchasing travel insurance is the responsibility of the person making the reservation. Everyone is well aware of the potential to have an exposure to Covid-19. The Wildwood Cabin will honor its policies and hold guest accountable to the agreed cancellation policies as outlined in our policies which must be read and agreed to in the reservation process. A reservation will not be made without checking the boxes that you have read and agreed to the policies.

Reservations: Enter your reservation process and information here.

Guest Privacy Policy: We respect and are committed to protecting your privacy. Registered guest who may have other guest staying or visiting them are responsible for providing driving directions and entry codes. The Wildwood Cabin will not provide this information to anyone other than the person/persons listed on the reservation. We will also not confirm the names of registered guest to anyone other than the person who is listed on the reservation.

Minimum Stays: A 2 night minimum stay is required on reservations. A 3 night stay is required for Federal Recognized Holidays. Please refer to the availability/rates section of this website. A 4 night stay is required for Thanksgiving.

Check In/Out: The property is self-check in **4:00 PM or later check in**. You will be emailed a confirmation that will include a welcome book with driving directions to

the cabin and entry access codes. Please print these before leaving. Entry to the cabin is not permitted until your scheduled check in time from your confirmation. In order to provide clean and comfortable accommodations these times must remain firm so that our cleaning staff may clean the property. Please do not ask for early check in. I cannot block and take the cabin out of rentals the night prior to arrival unless booked by the arriving guest. If you want to arrive early, please book the cabin for an additional night before your planned arrival.

Check out is a self-checkout **11:00 AM checkout or earlier** on the day of departure. Checking out after 11:00 AM may be subject to additional charges. Please do not ask for a late check out. If you need a late checkout, please reserve the cabin for an additional night. Please leave the property neat and orderly upon leaving. Directions on how to leave the cabin are included in the welcome book and also posted on the bulletin board. do not leave dirty dishes and remove all personal items from the refrigerator. All trash must be taken with you. There is an additional fee of $XXX for any trash left behind. Additional cleaning fees up to $100.00 will apply to the cabin left messy with pet hair on furniture and in bedding, any type of deification and or vomit, and movement of any furniture from original placement.

Rates: Enter your rate information here

Cleaning Fee/Taxes: Each reservation will incur a standard non-refundable $100.00 Cleaning Fee and a Virginia Sales Tax of 5.3% and Page County Lodging Tax of 5%.

Firewood and Campfires: Firewood may or may not be available upon your arrival. You are encouraged to purchase your own prior to arrival. Please note that it is against the law to leave campfires unattended. Fire bans may be issued by local authorities and state officials at any time and are not within our control. Please do not forage for firewood or cut trees around cabins. If trees are cut down or damaged a replacement charge will be added to your stay.

Grills: Propane

Please use caution when grilling at the cabin. The grill provided will get very hot especially when the cover is left closed. DO NOT LEAVE GRILL UNATTENDED WHEN GRILLING. This may cause your food to burn. There is no guarantee that the grill was cleaned by the prior guest, and there may be grease in the bottom of the grill. If the grill is left on and unattended this grease may flame and cause burning of food. Using charcoal or firewood in a gas grill will ruin the gas grill and the guest on the reservation will be responsible for cost to replace the grill.

Quiet Hours: Guests are to avoid playing excessively loud music outdoors at any time during your stay. Please observe quiet hours from 10:00 P.M. until 7:00 A.M. During the quiet hours loud noises such as shouting, screaming, or playing loud music outside are prohibited. Excessive noise outside during quiet hours may be cause for immediate eviction from property without refund. Please help me enjoy your stay as much as your neighbor wants to. Please note that the cabins in the area are privately owned and any other cabin that is not managed by me is not restricted by these policies. I do not have control over noises therefore no discounts or refunds shall be given for noise issues.

Restocking of Supplies: I supply all our guests with ample supplies of paper goods and washing detergents for your stay. If additional supplies are needed refer to the welcome book on places nearby where you can purchase them.

TV's: This cabin is equipped with one flat screen tv connected to an HD Antenna and an Amazon Fire Stick. Refer to the welcome book provided for instructions.

Hot Tub: Please do not allow children to get on top of hot tub or Spa covers as they will break. Replacement cost of hot tub covers is $500.00. Do not use hot tubs if there is thunder and or lightening in the surrounding area. The Hot Tub are checked for cleanliness and chemicals prior to guest arrivals.

Weddings: We do not currently allow weddings or wedding receptions at this time.

Forms of Payment: Forms of payment accepted are a valid credit card, Visa, MasterCard, American Express and Discover. Name on reservation must be the same name on the credit card making payment. No split payments between person on reservation and a third party.

Payment/Security Deposit: Enter your security deposit information if required.

Cancellations: Changing dates could result in a cancellation fee; however, if there is a valid reason for which you would need to change dates, I will strive to make the most suitable arrangements if you call in advance.

Cancellations and date changes made WITHIN 30 days before the scheduled arrival date shall be charged the full reservation fee. Messages left on answering machines or voice mails or request on phone calls are not accepted forms of cancellation. Cancellation request and date change request must be emailed from a reply to the reservation confirmation.

Weather and Environmental Conditions: We are not able to give refunds due to inclement weather and/or early departure. I recommend that during rain or snow seasons, be informed on the weather of this region so you can prepare and travel

accordingly (we will not be responsible for cancellations due to weather or other acts of God.) The safety of our guests is a priority. If road or weather conditions here make arrival or departure hazardous, we will gladly reschedule your stay. We will rebook your reservation if the National Weather Service or State Weather Services issues advisories of all road closures that do not allow you to travel between your point of departure and the property. We provide a link to travel insurance on the home page of this website. This is provided as a convenience and is a 3rd party vendor. You may use this to purchase travel insurance or use an insurance provider of your choice.

Temporary Utility Outages: Due to the rural areas that this cabin is in there may be temporary utility outages due to factors that we cannot control. When utility outages occur the local service providers will be restoring services. Cancellation and refunds cannot be given when outages occur.

Allergies and Sensitivities: This Cabin is privately owned and is the owners second home. We cannot guarantee the cabin to be hypoallergenic.

Pets: Enter your pet policy and rates if applicable

Items Lost or Left Behind: We are not responsible for items left or lost by guests.

Damages: Damages to cabin or grounds including trees will be repaired and cost to repair and replace will be billed to the reservation. Please do not allow children to get on top of hot tub or Spa covers as they will break. Replacement cost of hot tub covers is $500.00.

Tents and RV's: Guests may not utilize tents or RV's without prior approval from the owner.

Fireworks and Loud Noises: Shooting of fireworks are not permitted on the property. Loud noises such as shooting of guns and playing loud music outside are not permitted on the property. Violation of these policies may subject property guest to immediate eviction from property without refund of reservation fees. Guest who uses fireworks on property and leave trash will be charged an excessive cleaning fee.

Smoking: Smoking is not allowed inside of the cabin. You may smoke on covered and uncovered decks and inside screened porches. Please do not leave butts on the grounds. Smoking in a cabin will incur a minimum $500.00 cleaning fee plus any cost associated with accommodating future guest stays in the cabin due to smoke smell. Smoking in the cabin can be cause for immediate eviction from the property without refund of reservation fees paid. This policy is strictly enforced.

Trash: Please secure any excess trash in the storage room in the container provided with the lid on them. Do not leave any trash outside. Please do not clean fish on property.

Wi-Fi: Wi-Fi Internet service is provided at no charge, and we are not responsible for outages or compatibility with guest computers or devices. Guests may not use the internet service in a manner that violates any local, state, federal or international law or regulation, including but not limited to fraudulent and obscene activity.

Firearms and Air guns: Please take your firearms home with you. Air guns (some examples are bb guns, pellet guns, paint ball guns) and firearms are not allowed to be shot for recreational purposes on the property. Discharge of air guns or firearms on the property can be grounds for immediate eviction without refund for remainder of stay.

Privacy Policy: We respect and are committed to protecting your privacy. We may collect personally identifiable information when you make a reservation on our site. We will not sell your personally identifiable information to anyone.

Property Electronic Equipment Do not unhook, disconnect any electronic equipment for video games or other devices. Video games may be connected to available HDMI slots only. Cleaning Staff will check electronics before arrival to ensure they are in working order.

Cabin Construction Cabins are made of wood construction and additional materials that are part of normal and accepted building standards. Cabins are finished to standards of wood construction using lacquer finishes. Please be aware if any guest has any sensitivities to wood material or wood finishes refunds for departure will not be given.

*** Wildlife Encounters:** Due to the location of the cabin in a forested area, there is a chance guests will encounter some type of wildlife, insects or stray animals. The property is treated on a scheduled basis for interior pests, but due to the natural habitation of the forest, no refunds or compensation will be given for any problems resulting from pests inside or outside the cabin. Do not feed animals you may see around the cabin nor permit them to enter the cabin. Do not allow children to play with, pet or feed stray animals. The owner is not responsible for any wildlife or animal encounters of any kind. The owner is not responsible for medical bills resulting from injuries resulting from encounters with wildlife or stray animals.

Liability: All outdoor activities involve certain inherent risk of injury up to and including death. It is expressly understood and agreed that the owner shall not be

liable for any damages or injury to guest, guest's guests or their families, or to any of owners property from whatever cause arising from the occupancy or use of the premises and hot tubs. The owner of the Wildwood Cabin shall not be held liable or responsible for any violation of these terms.

Thank You and Enjoy Your Stay!