2026 Oaks Creek Lodge
Terms of Business

1. These House Rules are for the express purpose of a ***Rental*** for Dates of :
_____ for a total of _____ Nights.

2. Check in is at 3:00PM. Check out is 11:00AM on the day of departure, for the rental property Oaks Creek Lodge, located at 1729 County Highway 22, Richfield Springs,New York, 13439. This Agreement is between the Property Owner, Marie Arcaro, and Rentor Name:
(Print) _____.

3. The maximum number of persons to occupy Oaks Creek Lodge for the duration of this rental is seventeen (17).

4. The Nightly Rental Rate for the Lodge in its entirety for the 2026 Calendar Year is $869.20 plus $52.15 (6% Otsego County Tax): for a Total of $921.35 per night for Oaks Creek Lodge in its entirety.

5. A **50% Deposit** is required for a Firm Reservation.

6. ***Cancellation Policy:***

A. ***Group Reservations:*** for a full refund, cancellation must be made in writing two (2) Calendar Days prior to arrival. Under 2 calendar days, there is a 1 night charge. Email Cancellation is acceptable notice.

B. ***Individual Room Booking:*** With 24 hours written notice, there is no Cancelllation Charge. Under 24 hours, there is a 1 night charge. Email Cancellation is acceptable notice.

7. Check In: A ***Valid Credit Card & Government Photo ID*** is required at Check In from the Individual under whose name the Reservation has been made. The Balance of the Reservation Charge is put thru at this time. An additional $1.00 Authorization (not a charge) is put thru for potential additional charges.

8. In the event of Damage or Theft during the Rentor Stay, the Credit Card will be charged accordingly along with an itemized list of repairs/missing items to be supplied to the Rentor.

2026 Oaks Creek Lodge House Rules

1. All minor children must be accompanied by a competent adult at all times.
2. Guest(s) must abide by the stated maximum occupancy requirement of Oaks Creek Lodge. Total occupancy includes all children except for infants in a crib (or pack ‘n play).
3. Guests are not permitted to bring non-Guests to use the facilities of Oaks Creek Lodge. One well supervised Team Party, or Social Gathering is completely reasonable.
4. This is a No Pet Facility, except for service dogs. Certifications are required for service dogs.
5. CAMPERS, TRAILERS or MOTOR HOMES are not permitted on the property. Likewise, parking unoccupied campers, trailers or motor homes is not allowed.
6. Vehicles must be parked in Parking Areas only; never on the lawn.
7. Interior furnishings may not be rearranged, or removed from the property for use outside. Exterior furniture must remain outside.
8.Theft of any furniture or objects will be billed to the Rentor.
9. Guests will be held responsible and charged accordingly, for repairs due to abuse and/or neglect by any member of their party.

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10. ***Guests will leave the lodging establishment in a clean and orderly condition.*** All dirty dishes must
be cleaned and put away. Garbage, trash and food must be removed from the premises and disposed of appropriately prior to check out. **Trash bags are provided at no charge**. Please observe the ***State of New York Recycling Requirements***. Oaks Creek Lodge reserves the right to charge for extordinary cleaning fees should the need arise.

11. The Lodge Key is to be returned upon check out. Lost or non-returned keys are subject to a charge of $35.00.

12. ***Oaks Creek Lodge is a No Smoking Facility***. Failure to observe this rule will result in charges for the damages that accompany smoking: imbedded cigarette smells in upholstry and burn marks.

13.***Oaks Creek Lodge shall not be held liable for any postponed or cancelled ball game***, for any loss,
damage or delay due to transportation, accident, fire, strike, civil authority including the actions of state, county or local governments in restricting or forbidding the provisioning of lodging, acts of God, or any cause beyond its control.

14.***Removal of DVD, VHS or Cable Remotes will result in a client charge of $30.00 per remote***. Destruction to the Cable Connection will result in a $50.00 charge plus the cost of repair as issued by the Cable Company.

_____ _____ Date: _____
Rentor Name: Print Rentor Name: Signature

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