



riddlesroost

670 South Lake Drive
Watertown, SD 57201

Home Ownership. Our Cabin is located in a nice residential area on south Lake Kampeska, Watertown, SD. This property is owned and operated by RIDDLE'S ROOST & CO. LLC.

Minimum Stay. Minimum 3 night stay. Check in: 3:00 pm. Check out: 11:00 am.

Rental Payment. Full payment is due at time of booking. Your payment will be refunded or re-booked in case of an emergency. We accept credit cards via www.paypal.com (3%), money orders, cashier's checks, or personal checks payable to RIDDLE'S ROOST & CO.. All state and local lodging taxes will be charged on all rentals pursuant to South Dakota State Law.

Maximum Occupancy Limit. By state law, occupancy may not exceed (8) people. Maximum occupancy includes infants and children. Please do not plan large parties that exceed the number of people allowed in the home. If you are planning a family gathering, please let us know in advance, and we will try to accommodate the number of guests you are planning.

Cancellation by Riddle's Roost & Co. We reserve the right to cancel any reservation made under false pretenses, for groups exceeding the occupancy of the house, for violation of the lease terms or for any other legal reason.

Smoking Prohibited. No smoking is allowed in the residence. Breach of terms of this agreement could forfeit the remainder of your stay plus damages.

Pets. Pets are unfortunately not allowed in the residence. Breach of terms of this agreement could forfeit the remainder of your stay plus damages.

Insurance Policy. We require an insurance policy as part of your stay. This requirement will not only act as your non-refundable deposit but also insure your reservation stay.

Parking. Maximum 3 vehicles only on the property. Park only on the East side of the garage please as we share our drive.

Inventory. Items in the home are inventoried before and after your visit. Please notify us within one day of your arrival of any damaged items.

Trash and Cleaning. Normal maid service is done before and after your stay. If you want to request maid service daily, please advise us as it's an extra option. The only requirement we please ask is to empty the trash to the Blue Garbage container next to the garage when vacating and please lock the doors.

Fires Prohibited. The fireplace is prohibited during the months of June, July, and August. Outdoor fires are at the discretion of the tenant and they are fully responsible to follow all state and local laws.

Natural Disasters. If for any reason a natural disaster occurs, then this is beyond our control. Re-bookings or refunds will be at the discretion of the owner/operator.

Not Handicapped Accessible. We are sorry to say, if you or a member of your party are disabled or have special needs, our home is not handicapped accessible. Every effort will be made to accommodate your needs but it may be that they cannot be accommodated.

Reservation of Rights. We reserve the right to refund your stay, refuse rentals or discontinue occupancy, in our opinion, a renter commits or allows some act that is detrimental to the property. Authorized employees may enter the premises to manage, maintain, or repair the rental during normal business hours or an emergency.

Changes. Rates, descriptions, and availability are subject to change without notice. Every effort has been made to assure that our information and descriptions are accurate; however, Riddle's Roost & Co. will not be held liable for changes made by owners in furnishings and amenities or for printing errors.

Disclaimer of Liability. We are not responsible or liable for accidents or injury to guests or for loss of money or valuables of any kind. By signing this agreement you are waiving your right to make claim against us for any injury you or person in your party may incur on the property.

Privacy of Information. When making a reservation, you will be directed to a secure site before being asked to pass on personal information. Under no circumstances will Riddle's Roost & Co. sell or provide any of your personal information to third parties.

Responsible Tenants Only. We are very serious about maintaining a family atmosphere for the quiet enjoyment of our guests. We will rent to family groups, married couples, and responsible adults over the age of 21. Violation of this policy can result in breach of contract.

Responsible Party. The person whose name appears on the reservation is responsible for all payments, damages, theft, and all other obligations detailed in this Rental Agreement. By making a reservation, you automatically agree with our Terms and Conditions as expressed in this rental agreement. Your payment is an acknowledgement that you have read this entire agreement and understand and agree to its terms and conditions whether or not you have signed this agreement.

Directions. 670 South Lake Drive Watertown, SD 57201 via www.maps.google.com will give you directions

Contact Us. Every effort is made to have your rental property clean and all equipment and furnishings in good working order. If you find any maintenance or housekeeping problems upon your arrival, telephone us as soon as possible at 402.740.1002. You can also email us concerning any problems at riddlesroost@yahoo.com

Renter	_____	Phone	_____	Adults	(__)
Address	_____	Email	_____	Children	(__)
	_____	Arrival Date	_____	Nights	(__)
Signature:	_____	Departure Date	_____	Total	\$ _____

Riddle's Roost & Co.
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