

Rental Policy and Agreement

**Blue Creek Livestock Co.
8460 Road 181
Oshkosh, NE 69154**

308-772-9912 Lodge
308-778-6520 Cell (Greg)
308-772-1067 Fax

RENTAL POLICY AND AGREEMENT

This agreement constitutes a contract between the Guest(s) and Blue Creek Livestock Co./Blue Creek Lodge/Greg Polk.

CHECK-IN TIME is after 1:00 PM. and CHECK-OUT is 10:00 A.M. Instructions for access to the lodge/rooms will accompany directions to the lodge. Blue Creek Livestock Co. will use all reasonable efforts to have the lodge/rooms ready for guest occupancy at check-in time, but Blue Creek Livestock Co. cannot guarantee the exact time of occupancy. Early check-in and late check-out is available. Please call our lodge for additional charges.

RESERVATION REQUIREMENTS – A 50% RESERVATION DEPOSIT is required to secure a reservation. The Rental Fee in its entirety will be collected at time of arrival. The Reservation Deposit will then be refunded accordingly after departure. Blue Creek Livestock Co. accepts MasterCard, Visa, American Express, Discover, Money Orders and checks drawn on U.S. Banks. (If securing with a check, it must be received by Blue Creek Livestock Co. within 3 days after booking has been made or the reservation will be cancelled.) Blue Creek Livestock Co. will not accept checks on reservations made less than 30 days prior to arrival.

CANCELLATION - If cancellation is made 30 or more days before date reserved, 50% of the reservation deposit will be refunded in its entirety. If cancellation is made less than 30 day before date reserved, the entire reservation deposit is non-refundable and an additional 10% processing fee will be charge based on the reserved package.

CONFIRMATION - Confirmation of the reservation along with directions to the lodge will be mailed, faxed or emailed to Guest(s) upon receipt of the reservation agreement form and advanced payment.

ADDITIONAL GUESTS – The lodge rate is based on a per night occupancy for up to 8 people, including children. The single room rate is based on a per night occupancy for up to 2 people, 1 room in the lodge with no additional guests. Occupancy and all amenities are limited to REGISTERED GUESTS ONLY. **Occupancy by more than the number of people stated in the rental agreement will result in the forfeiture of all rental fees, security deposit and additional charges to the credit card provided. Failure to obtain permission for additional guests may result in a \$100.00 per person per night charge.** No overnight visitors are allowed without prior arrangement made in advance to Blue Creek Livestock Co.

KEYS — All keys must be returned to the designated location upon departure. Our lodge is privately owned and Guests are responsible for lost keys. The property must be re-keyed in the event the key is lost, misplaced or not returned. Guests will be responsible for the cost of this procedure.

SECURITY DEPOSIT — **The rental fee of 50% given at the time of the reservation, will be held against your credit card as a security deposit.** We reserve the right to keep all or part of your security deposit for any damages to the property or failure to leave the lodge in a neat and orderly condition. (See Check-Out Procedures) If it isn't broken or damaged prior to your arrival, but is after your departure, Guest(s) will be held responsible for the repair or replacement. If you choose to pay for the rental by check we still require a credit card number for the security deposit.

SATELLITE TELEVISION — The lodge is equipped with satellite television. However, Blue Creek Livestock Co. does not guarantee any programs or events.

TELEPHONE CALLS — The lodge is equipped with telephones. All long distance calls are to be placed using a credit card or calling card. Cell phone reception is available within the lodge as well as WiFi, fax and a computer and printer for guests use.

BARBEQUE GRILLS — The lodge is equipped with a gas grill and a gas fish fryer. Please be sure to turn the tank off after each use. Please clean up all grease and food spills. Leaving the grill covered with food and grease will result in an extra cleaning charge.

SMOKING – NO SMOKING INSIDE THE LODGE. Failure to observe this rule will result in the loss of the security deposit. If the interior of the cabin smells like cigarette smoke, we will assume you smoked inside and the security deposit will be kept. If you choose to smoke, please do so outside. Butt receptacles are provided.

ALCOHOLIC BEVERAGE — By Nebraska Law, no drinking of alcoholic beverages by persons under the age of 21 is allowed and consumption must end by 1:00 am.

PETS — We are pet friendly and your pets are welcome to stay in the lodge. There are also 2 dog kennels available for use. You will be responsible if any damage is incurred.

ATV's — 4 Wheel Vehicles and Off Road Vehicles are **ALLOWED**, but can only be driven on established roadways and trails on the property and guests must sign the liability waiver before they are allowed to participate in outdoor activities.

CABIN FURNISHINGS & EQUIPMENT – The lodge is privately owned with furnishings and equipment provided by the owner. Décor, style, color and themes will vary and furnishings are subject to change without notice. The lodge kitchen is stocked with kitchen essentials and equipment. Breakfast and limited lunch items are provided. Guests are responsible for providing all of their own food for dinner and preparation of their own meals. Guests are asked to clean the kitchen and all kitchen items after use. Failure to leave kitchen in a clean condition will result in a cleaning fee.

LINENS – The lodge and rooms are supplied with bed linens, towels, blankets and pillows. All linens are freshly laundered prior to your arrival. Blue Creek Livestock Co. provides your initial supply of paper products, soaps, detergent, trash bags, etc. for your convenience.

REPAIRS /SERVICE CALLS - Blue Creek Livestock Co. cannot guarantee against mechanical failure of heating, air conditioning, TV's, Satellite receivers, VCR/DVD players or other appliances. Please report any equipment that is not operating properly and Blue Creek Livestock Co. will make every effort to resolve the problem as quickly as possible. Should a repair person make a call to the lodge and find equipment in working order and the problem was due to Guest(s) oversight or neglect, the charge for the service call will be the Guest(s) responsibility. Guest(s) understand and agree that Blue Creek Livestock Co. or its repair people might need access to the lodge or rooms for the purpose of making the repair.

REFUNDS or rate adjustments are not made for any inconvenience due to construction noise, road repairs, equipment failure, early departures, delayed arrivals or reducing the number of nights reserved with less than 30 days notice. No refunds or re-schedules due to inclement weather.

TERMINATION BY OWNER:

Blue Creek Livestock Co. strives to comply with your reservation requests, however, due to circumstances beyond our control, properties being removed from the rental program, mechanical problems, etc. we cannot absolutely guarantee a specific room or camp site. Blue Creek Livestock Co. reserves the right to change your rooms or camp site without notice or liability. Neither the owner nor Blue Creek Livestock Co. shall be liable for events beyond their control which may interfere with your visit. This may include but is not limited to Acts of God, acts of governmental agencies, fire, war, inclement weather and construction noise.

HOUSE PARTIES ARE NOT ALLOWED - Guests shall not disturb or offend any neighbors, discharge any firearms around lodge area or use any fireworks of any kind in accordance with the State of Nebraska, Garden County Laws. No one under the age of 21 will be permitted to enter into a rental agreement and must be part of the rental party. In order to preserve the beauty and peaceful surroundings, we reserve the right to refuse service or terminate rentals for drunken, loud, or unruly behavior.

BOAT RENTALS – We cannot guarantee boat rental availability unless a reservation for the boat is made. If a reservation is made we cannot absolutely guarantee a boat due to mechanical problems, but will do everything in our control to resolve the problem or line up another boat of same size, model and amenities.

CHECK-OUT PROCEDURES - Please leave clean dishes in the dishwasher. No dirty dishes should be left in the sink or on the countertops. To prevent any pest problems, please wipe down all counter and table tops. Please bag ALL garbage and outside litter, including cigarette butts, and place in outside bins.

CLEANING FEES: A cleaning fee of \$100.00 will be charged for any cleaning that may need to be done above and beyond normal use. Please lock, all doors and windows and set the A/C to 75 degrees or heat to 70 degrees.

CABIN RATES and TAXES – All lodging rentals are subject to a 5.5% state sales tax, 1% state lodging tax and a 6% county sales & lodging tax for a total of 12.5%.

CREDIT CARD – I, the Guest, am providing my credit card number as a guarantee. I agree to pay all rent, accept all terms and conditions of this rental agreement and accept all liability for any damage, beyond normal wear and tear, during the term of my lease with Blue Creek Livestock Co., if I fail to do so, I understand that these costs will be charged to my credit card and all credit card sales are final. If you do not have a credit card, please call us so we can make other arrangements.

Please read, sign, keep a copy for your records and return this entire agreement by fax (308-772-1067), or postal mail, 8460 Road 181, Oshkosh, NE 69154. Your reservation is not booked until we receive this completed form with method of payment.

LODGE RATES – FEB. 2ND to OCT. 31ST:

(A minimum 2 night stay Friday, Saturday and Sunday.)

LODGE RENTAL RATE (Up to 8-10 people):	\$400 per night + tax
SINGLE ROOM IN LODGE (One couple & no guests):	\$150 per night + tax

NON-HUNTING LODGE RATES - NOV. 1ST to FEB. 1ST:

(A minimum 2 night stay Friday, Saturday and Sunday.)

LODGE RENTAL RATE (Up to 8-10 people):	\$425 per night + tax
SINGLE ROOM IN LODGE (One couple & no guests):	\$225 per night + tax

ADDITIONAL ROOMS IN MAIN HOUSE (for lodge overflow):	\$85.00 per room + tax
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TENT/CAMPING SITE (limit 6 people per site):	\$100 per night + tax
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EVENTS, WEDDINGS, PARTIES	\$900.00 + Catering Expense, Lodging (if overnight stay is desired) + tax.
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FAX TO BLUE CREEK LIVESTOCK CO./BLUE CREEK LODGE
308-772-1067

NAME _____

STREET _____ CITY _____

STATE _____ ZIP _____

TELEPHONE _____ FAX _____ CELL _____

EMAIL _____

DRIVER'S LICENSE _____ AUTO MAKE _____

Note: We accept Mastercard, Visa, Check or Cash.

Credit Card # _____ Exp. Date _____

3 Digit Security Code _____

Signature on card: _____

Name as it appears on card _____

CHECK-IN DATE _____ CHECK-OUT DATE _____
(after 1:00 p.m.) (10:00 a.m.)

Lodge Rental: _____ Nights @ _____ # of Guests per night: _____

Extra Rooms/Camping/Hunting Charges/Pet Charges /Boat Charges: _____

Rent Total: _____

Tax 10.5 %: _____
(5.5% NE Sales Tax, 1% NE Lodging Tax, 4% Garden County Sales Tax)

Cleaning Fee (See contract): _____

Total Amount Due: _____

GUEST NAMES: Please provide names of ALL persons staying at Blue Creek Lodge including children.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

By signing this, I have read and fully agree to all the above policies and to hold harmless from any responsibility or liability, Blue Creek Livestock Co./Blue Creek Lodge, Greg Polk and representatives for any loss, damage or personal injury incurred during stay or by the above stated Guest(s) at the lodge or on/off the property.

Signed: Date:

Print Name: Date:

BLUE CREEK LIVESTOCK CO.
8460 Road 181
Oshkosh, NE 69154
Email: bluecreeklivestock@yahoo.com

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