

Welcome
to
River Ridge
Cabins and Camping

2031 Carter State Hwy M

Van Buren, MO 63965

(GPS will not find, Directions at bottom of page)

Welcome!

We're so happy you chose our property for your vacation. We hope you have a wonderful stay. Before you settle in and get comfortable, please read this information regarding our vacation rental. Understanding and complying with our guidelines will make for a comfortable and fun stay for everybody!

ARRIVAL & PARKING INFORMATION: You will be given a smart lock key code that will allow you to access your cabin throughout your stay. Guests and visitors should follow parking regulations and park in front of your cabin you are renting. Be respectful of other guests.

Please treat our cabin with the same respect as you would your own home. We've put a lot of effort into making this into a lovely space to be enjoyed by our guests.

During your stay, please make sure you lock doors when you leave and turn off lights when not in use. We want you to feel comfortable so please adjust the thermostat to what feels best to you.

**If you come across any issues during your stay, please contact
us.**

Cliff 573-840-0360

Cory 573-421-2531

CHECK IN POLICY: Check in is at 3:00 pm. Please do not attempt to check in early unless prior approval has been given. Upon arrival, please report any damages, shortage of supplies, or housekeeping issues immediately.

CHECK OUT POLICY: Check out is at 11:00 am (no later) to allow the appropriate time for cleanings. Failure to depart by 11:00 am may incur an additional day's fee. A check out list is listed below and needs to be completed before departing.

Requirements at checkout include:

- ◆ All trash needs to be placed in dumpster at south end of property.
- ◆ Dirty towels are to be placed in hamper in bathroom.
- ◆ Strip all beds down and linens can be left on floor at foot of bed.
- ◆ All dirty dishes are to be loaded in dishwasher and started prior to leaving.
- ◆ Dirty dishes left in sink with result in an additional \$10 cleaning fee
- ◆ Make sure all doors/windows are securely locked prior to checkout.
- ◆ Please turn off all lights.
- ◆ Make sure thermostat is placed on 77 degrees during summer on A/C, and 67 degrees during winter time on heat.

QUIET TIME: Quiet time is after 11:00 pm. Please keep noise to a minimum after this time in respect to other guests at the property.

DECK/BALCONY AREAS: We try to keep our vacation rental as child-friendly as possible. That said, parents always have the final responsibility of ensuring their children's safety at all times. We want you to enjoy the beautiful view from our deck/balcony area, however, it is not a safe area for younger ones. To maintain our property kid-friendly, we ask that you never leave children unsupervised at our property without any adults. If you find anything that needs repaired or replaced, please contact us at your earliest convenience so we can address the issue.

DISHES/LAUNDRY: Dishwasher pods are provided below the sink to help keep everything clean. Laundry/game room is open for all guests to use. Laundry detergent is provided. Do laundry in an appropriate amount of time and make sure clothes aren't left occupying this space. Other guests may need to use it as well. Please be respectful of other guests. This is a shared space so please keep it clean!

NO SMOKING: We have a strict "NO SMOKING" policy inside the cabin. Smoking is only permitted outside. Please do not throw cigarette butts in the yard or surrounding areas. Cigarette butts should be disposed of properly. Failure to do so will result in a deduction from the security deposit.

NO PETS: We have a strict "NO PETS" policy. No pets on the property or inside the cabin. Any violation of the "NO PETS" rule will result in the loss of the renter's entire security deposit.

RIGHT OF ENTRY: We, the owners, reserve the right to notify the renter, and if necessary, enter the cabin at any time to check disturbances, damage, make repairs, or conduct a visual walk-through inspection.

PROBLEMS WITH APPLIANCES/ELECTRAL ITEMS: If you have any problems with any appliance or electrical item, call 573-840-0360. We will make every effort to repair the defective item. Service calls resulting from the neglect or misuse by the guest, may result in the guest being responsible for the repair.

DAMAGE TO THE PROPERTY: Report any damages and/or breakages in a reasonably timely manner. If any damages are noted and damage exceeds the security deposit, additional charges may be billed to guests and reported to Air bnb.

FOR ANY QUESTIONS: CALL 573-840-0360

Directions:

- From The bridge at Van Buren, Mo
- Travel Southwest for 0.7 miles on US HWY 60
- Turn Right on State Hwy M
- Travel 2.1 Miles on Hwy M and the destination will be on your left

NOTE: If you miss the first turn by the sign make your next left and it is a circle drive.

