



406-295-9444 ~ www.kroutfitters.com

Rental Agreement ~ KRO Lodge & Cabins

PO Box 775 Troy, MT 59935

Renter: _____ (print)

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Arrival Date: _____ Depart Date: _____

* High Season is Memorial Day Weekend - 10/1 ~ Thanksgiving Week ~ 12/20 - 1/1

Rates	High Season *	Off Season *
Rising Rainbow Lodge	\$575 night - 3 min ~ \$3,450 wk	\$425 night - 2 min ~ \$2,550 wk
Bill's Place ~ Cabin 1	\$250 night - 2 min ~ \$1,500 wk	\$175 night - 2 min ~ \$1,050 wk
Cedar Twins ~ Cabins 2 or 3	\$260 night - 2 min ~ \$1,560 wk	\$195 night - 2 min ~ \$1,170 wk
Little Cedar	\$195 night - 2 min ~ \$1,170 wk	\$145 night - 2 min ~ \$870 wk
Bunk Rooms	\$75 night each w/cabin rental	N/A
One time Cleaning Fee	* Lodge \$300 - Cabins \$100	

MAXIMUM OCCUPANCY ~ Lodge - 12 people ~ Cabins 1, 2 & 3 – each 6 people ~ Little Cedar – 2 people

Facilities are for KRO Guests ONLY ~ Visitors are generally welcome, but please **ask first**.

In respect to all of our guests, unauthorized / too many people will be grounds for immediate eviction per our discretion.

- Check In is **4 PM** - Check Out is **10 AM**
- **CANCELLATIONS / REFUNDS** – * Memorial Day Weekend - 10/1, Thanksgiving Weekend, 12/20 – 1/1, **NO refunds will be given**. You may however apply your deposit to a future trip. Off season, refunds will be given with a 60 day notice minus a \$100 cancellation fee.
- **Excessive Cleaning Fee** – We take pride in providing all of our clientele with impeccably clean facilities. Our housekeeping staff works very hard to do so. Cleaning cabins takes roughly 4 to 5 hours a piece. The Lodge roughly 8 to 10 hours. The normal cleaning of beds, bathrooms, floors, kitchen, countertops etc is part of the standard fee. However if you trash the place, IE: multiple bags of garbage left behind, sinks piled full of dishes, pots and pans dirty, endless laundry piled in the corner, stoves and refrigerators messy and grease splattered, or otherwise abused...you will be charged an excess cleaning fee @ \$75 per hour. Please be respectful. _____Initial
- **DAMAGE DEPOSIT** - Here's the deal. We don't want to have to take one. SO...if you break it...own it! You are financially responsible for damages caused by your party. _____Initial
- We are a **NON SMOKING** facility. Smoking inside will incur an extra \$300 cleaning fee.
- **Children** - KRO properties **are not childproof**. We require children to be **supervised by a responsible adult at all times**. While we do not have an age limit, if your kids are under 10 this may not be the place for you. Water hazards, remoteness, wild animals, insects, steep stairways, furniture with sharp edges, fireplaces, games with small pieces, knives, cleaning products and other examples known and unknown pose safety issues for children. Guest claims understanding, acceptance and responsibility for these risks and costs for any damage caused by your children. _____Initial
- **PAYMENT / DEPOSITS** – A deposit of 50% is required to confirm your reservation. Balance of payment is due upon arrival. We accept cash, check, Amex, Visa or MC. A valid CC# is required to be on file for ALL reservations.
- **Dogs** are permitted. We LOVE well behaved dogs. **Ask first**. If your dog barks incessantly, chases deer, **is unsociable**, chews / climbs on furniture or is otherwise uncontrollable, **it doesn't belong here**. Period. You are financially responsible for any damages caused by your dog. _____Initial
- **RESPONSIBILITY / LIABILITY** - The owners / KRO are not responsible for any accidents, injuries or illness that occurs while on the premises and using its facilities. KRO is not responsible for the loss or damage of personal belongings or valuables of the guest. It is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the property.
- **NO DAILY MAID SERVICE** - While linens and bath towels are provided, daily maid service is not included in the rental rate.
- **FISHING POLICY** - On Lake Creek - **Artificial lures and flies Catch and Release w/ Barbless Hooks**. Please respect our stewardship. On Bull Lake - Anything goes.

I agree to all terms and conditions of this agreement.

Signature: _____ Date _____