KRO
KOOTENAI RIVER OUTFITTERS

406-295-9444 ~ www.kroutfitters.com
Rental Agreement ~ KRO Lodge & Cabins
PO Box 775 Troy, MT 59935

* High Season is Memorial Day Weekend - Sept 30

Rates	High Season *	Off Season
Rising Rainbow Lodge	$625 night - 3 min ~ $3,750 wk	$425 night - 2 min ~ $2,550 wk
Bill's Place ~ Cabin 1	$295 night - 2 min ~ $1,770 wk	$175 night – 2 min ~ $1,050 wk
Cedar Twins ~ Cabins 2 or 3	$325 night - 2 min ~ $1,950 wk	$195 night – 2 min ~ $1,170 wk
Little Cedar	$250 night - 2 min ~ $1,500 wk	$145 night – 2 min ~ $870 wk
Bunk Rooms 1 or 2	$125 night - $75 w/cabin ~ 2 min	$125 night - $75 w/cabin ~ 2 min
One time Cleaning Fee	* Lodge $300 - Cabins $100	* Lodge $300 - Cabins $100

MAXIMUM OCCUPANCY ~ Lodge - 12 people ~ Cabins 1, 2 & 3 – 4 people ~ Little Cedar / Bunk Rooms - 2 ppl

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

In respect to all of our guests, unauthorized children / too many people
will be grounds for immediate eviction with **NO refund given** per our discretion.

- Check In is **4 PM** - Check Out is **10 AM**
- **CANCELLATIONS / REFUNDS** – **NO refunds will be given**. You may however apply your deposit to a future trip the same year or send another party in your place.
- **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.
- **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.
- We are a **NON-SMOKING** facility. Smoking inside will incur an extra $500 cleaning fee.
- **Children** – **13 and up only**. KRO properties are NOT suitable for young children. Unless previously approved.
- 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, Discover or MC. A valid CC# is required to be on file for ALL reservations.
- **Dogs** (2) 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.
- RESPONSIBILITY / LIABILITY - The owners / KRO are not responsible for any accidents, injuries or illness that occurs while on the premises and using its facilities or guides. KRO, its owners (R&J Montana Properties LLC), are 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 / death arising from their use of the premises.
- 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 flies and lures Catch and Release w/ Single Barbless Hooks**.