



# Rental Policies

**Payment of Rent** - Rental payments may be paid in full at time of reservation or paid by making an Advance Reservation Payment of a deposit equal to 2 nights lodging. The Advance Reservation Payment must be made within 10 days of the reservation to confirm your stay. The remaining balance must be paid within 21 upon arrival. Amount paid will be credited toward your total rental amount. We accept cash, personal check, traveler's check, bank money order, and credit card. A \$35 charge will be added on all returned checks. A credit card must be provided in the case of any damages assessed to your account after departure.

**Cancellation** - A \$100 - \$200 cancellation fee will be charged on all cancelled reservations. Any Advanced Reservation Payment will be refunded except for the Cancellation Fee, if you notify us of the cancellation 45 days prior to your arrival date. If you do not cancel your reservation within these dates, your Reservation Payment will be forfeited. Exception: for group bookings (3 or more units) a 90day advance notice of cancellation, less a \$100 - \$200 fee per unit. In the event of a NO SHOW, 100% of your reservation will be charged. No refunds will be given to units reserved 1 year or more in advance.

**Check In Time 4:00 PM CST** - In some cases, access to your unit may be unavoidably delayed due to cleaning or issues with maintenance. No discounts will be offered due to a late Check In.

**Check Out Time 10:00 AM CST** - Late Check Outs are available based on availability up to 12:00 PM CST at 25% of the daily rental rate. Please review the Check Out Procedures located in the Guest Book at the property prior to your departure.

**Weather** - Vickery Resort will not refund rents or deposits due to cancelled or shortened stays because of weather. Departures due to weather do not warrant refund of rent or deposit.

**Housekeeping** - The property is stocked with an initial supply of paper products, hospitality items, dish detergent and laundry detergent. Please bring your own beach towels. Do not remove towels, sheets, blankets, furniture or any other items. You may request daily housekeeping service for an additional fee. Please review the Check Out Procedures located in the Guest Book at the property prior to your departure.

**Maintenance Problems** - Report any maintenance problems immediately to Vickery Resort at (417) 334-4687. Please do not leave windows or doors open if the furnace or the A/C is on.

**Agent for Owner** - Vickery Resort serves as the agent for the owner of the rental property.

**Property Rules and Regulations** - Please read all rules and regulations governing the use of the property. Failure to comply can result in eviction. Please review the Guest Book located at the rental property for your convenience. If evicted for not following the rules, it will result in forfeiture of all rental payments and deposits.

**Pets** - Only in designated "Pet Friendly" properties will pets be allowed. A maximum of 2 small trained pets less than 25 lbs. are permitted in pet friendly properties only. A \$50 pet deposit is required. If any damages or any extra cleaning occurs, then the renter will be held responsible. If any pets are found in non-pet friendly properties, it will result in Eviction and the forfeiture of all rental payments and deposits are not refundable.

**Smoking** - No smoking will be permitted in nonsmoking properties. If you smoke in a non-smoking unit, you will be held responsible for the charge to deodorize and clean the carpet and furniture in the rental property in addition to a \$150.00 fine. Be sure to request a smoking room if that is what you would like.

**Key Policy** - Make sure all doors to the property are locked when you are not at the property. Any lost key will result in a charge for rekeying the entire rental property. If you lock yourself out of the unit call (417) 334-4687. A lock out fee of \$50.00 will be charged to you. The key to the rental property must be placed back in the lockbox if one is available or at the office at time of your departure.

**Maximum Number of Guests** - The maximum number of guests will be based on the governing authorities recommended maximum occupancy guidelines for that location. Guests who exceed the maximum will be charged \$50 per person per day.

**No Subletting.** The rental property may not be a sublet. Your reservation is not transferable to any other party.

**Minimum Age Requirement** - No units will be rented to anyone under the age of 18. A parent or guardian must accompany anyone under this age, and the parent or guardian must be staying in the unit at all times. Reservations made under false pretenses of any kind will result in eviction and the forfeiture of all rental payments and deposits.

**No Underage Drinking/Firearms/Drugs.** If Vickery Resort is made aware of any underage drinking, firearms or drugs on the property it will be reported to the authorities and will result in eviction and the forfeiture of all rental payments and deposits.

**Security of Personal Property** - Vickery Resort is not responsible for any acts of vandalism or theft, or other damages to personal property or for personal items left by a guest in the rental property after check out.

Vickery Resort will not discriminate against any individual because of race, color, religion, sex, age, national origin or disability.

If Questions call Toll Free: (800) 662-0552 or Cell: (417) 332-7024 after hours.