



Basic Policies

- Violations of the guest policies could result in early eviction with no refunds.
- Pets are welcome at Kiamichi Cabins on a Cabin by Cabin Basis with the following restrictions.
 - Maximum of two (2) dogs.
 - No dogs over 40 pounds.
 - No dogs are to be left unattended. All dogs must be kenneled if left at cabin.
 - Dogs are not allowed on the beds or on the furniture.
 - An additional fee of \$20 per night will apply - regardless of how small or cute your dog is. Dog kennels are available for rental from Kiamichi Cabins.
 - Property damage or excessive cleaning will incur an additional expense.
- All cabins are Non-smoking.
- Firewood is not provided at the cabins for wood burning fireplaces or fire pits. Firewood can be purchased from Kiamichi Cabins or a local vendor, or brought by guests. Only hardwood logs are allowed inside the cabin. Fireplaces are not available during the summer months.
- Quiet hours begin at 11 PM.
- RVs, Campers, and Tents are not allowed to be used on cabin property, overcrowding fees will apply.
- Room charges do not include sales tax, room tax or other incidental fees.
- There are no refunds for early check out or late check in.
- Check in time is 4PM or later. Early check-ins may be available on a cabin by cabin basis, please call prior to arriving at the cabin to check the availability of your cabin. Check out time is 11AM. Additional fee of \$100 will apply to late check-outs unless otherwise approved.
- Do not move or rearrange any furniture.
- ATV and similar vehicles are not allowed to be ridden on the cabin property and are illegal to ride on the local roads around the cabin. Laws regarding the use of ATV's are strictly enforced by local sheriffs and game wardens and can lead to substantial fines.
- The use of Fireworks and/ or Guns is prohibited on cabin property.
- Hot tub covers are to remain in place when not in use. Do not stand, sit, dance, or otherwise use the cover for anything other than its intended purpose.
- Charges for separate services will be charged at the time they are rendered.

Kiamichi Cabins
4870 US Highway 259N
Broken Bow, OK 74728
Phone: 580-584-7311



Reservation Policies

- Rates are subject to change without notice.
- Rates charged are the published rates at the time of the reservation, unless stated otherwise.
- Rates are based on base occupancy as determined by the number of beds. Cabins may have additional availability with cots or sleeper sofas. The maximum number of guests allowed are those who would normally sleep in the available bedding. This includes all children.
- A fee of \$10 per guest over the base occupancy will be charged per night.
- You must be 21 years old to rent a cabin and at least one person age 21 or older must accompany the rental party.
- All reservations require a major credit card and are secured by a non-refundable deposit.
- All reservations require a minimum 2 night stay, Holidays, Spring Break, and other occasions may require longer minimum stays.
- All deposits will be held toward the final bill.
- All Reservations require a 50% deposit, or 1 night's stay – whichever is greater.
- If you reserve your cabin more than 14 days in advance only the deposit will be charged at the time of your reservation, with the remainder charged to the credit card on file 14 days prior to your arrival date. If you reserve between 14<9 days in advance, the full balance will be charged within 48 hours. Reservations less than 8 days in advanced will be charged the full balance.
- Lock box codes can not be delivered until full payment has been received.
- Reservations can be made either on line, through our website, or by telephone.
- One night stays may be approved on short notice or to fill a gap between existing reservations. No discounts will apply to one night stays. One night stays will also be charged an additional cleaning fee. One night stays will need to be made by phone.
- Available discounts are:
 - Multi-Cabin
 - 4+ Night
 - Return Guests – must be booked in name of previous guest
 - Military - Active or retired only with current valid photo ID card required – must be booked in name of military personnel.

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- Emergency Response Personnel - EMS, Law Enforcement, Fire Fighter. Must have current valid photo ID which has been issued by employer.
- Education - Primary and Secondary Education personnel. Must have current valid photo ID which has been issued by school system.
- Discounts will not apply during stays that include Spring Break, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas, or New Year's

Cancellation Policies

- Cancellations > 14 days from your arrival date will be charged a \$50 cancellation fee.
- Cancellations from 0 to 14 days, including no shows, will forfeit the entire amount of the stay.
- If your cancelled dates are able to be re-rented you will receive the appropriate refund minus the deposit.
- Cancellations must be confirmed by telephone with Kiamichi Cabins.
- Weather will not be considered a valid reason for cancellation unless advisories have been issued by the National Weather Advisory discouraging travel. High or low water levels of either Broken Bow Lake or the Mountain Fork river will not be considered valid reasons for cancellation.
- Unless both cabins are owned by the same owner, moving from one cabin to another will be considered a cancellation. If both cabins have the same owner, your deposit will transfer to the new cabin.
- Purchase of Kiamichi Cabins "Trip Interruption Protection" plan will lock in the \$50 cancellation fee up to 48 hours before arrival.

Linens, Cabin Contents, & Cabin Maintenance:

- There is no daily linen service or daily housekeeping provided.
- Cabins are stocked with basic linens and supplies; such as towels, toilet paper, & soap.
- Cabin towels are for use in bathroom only. Please bring your own towels for use at the lake and/or hot tub.
- Every effort is made to insure the cabin and its amenities are in the best possible condition for your stay. Please notify our office at once if any maintenance is required.

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- No refunds or discounts will be available for issues brought up at checkout.
- Do not place trash outside unless it is in a secured trash receptacle. Scheduled trash pickup operates every Monday and Friday. Please have all trash in the curbside containers.
- You are responsible for the basic cleaning of your cabin during your stay and for leaving the cabin in good condition upon check out.
- An minimum \$100 cleaning fee will apply if our staff has to clean any of the following upon your departure:
 - Blood
 - Urine
 - Feces
 - Vomit

Charges to avoid

- Having pets in a pet free cabin – \$50 per pet, per night.
- Smoking inside the cabin – \$100
- Cutting or damaging trees – cost of removing and replacing individual trees.
- Additional guests over and above the reserved number – \$50 per guest, per night.
- Additional guest beyond the maximum allowed –\$50 per guest, per night.
- Damaged and/ or missing items from the cabin – Cost of individual items. Unreported damages found at checkout will be charged to the card on file.
- Return of lost or forgotten items – minimum \$25
- Replacement charge for hot tub covers –minimum \$500
- Re-arranging the furniture or gas logs – \$100
- Lost key – \$25
- Unusually messy cabin at checkout – \$100

Liability

- All outdoor activities involve certain inherent risk of injury, up to and including death. It is expressly understood and agreed that neither the owner nor the management company of said premises shall be liable for any damages or injury to guest, guest's guests, their

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families, or to any of their property from whatever cause arises from the occupancy or use of the premises by the guest and their family and guests.

- It is further understood and agreed that neither the owner nor the management company shall be responsible for any personal property left by guest in or around the premises.
- Every effort will be made to secure and make safe all facilities under our management.
- Property Management and the owner are not responsible or liable for interruptions to outside services, such as electricity, water, cable, & internet. We work closely with all providers to help ensure continued service, however, due to the rural nature of the area, outages may happen and no refunds will be given for such outages.

Privacy and Security

- Our website automatically receives and records information from your browser including your IP address and the pages you visited. This information is used only as a management tool to determine future marketing policies and website design.
- As part of the reservation process we will collect personally identifiable information from you. This information is used only in the reservation process.
- Kiamichi Cabins will not sell any personally identifiable information.
- Our booking engine, Trackhs.com, uses a VeriSign Extended Validation SSL which gives web site visitors an easy and reliable way to establish trust online. Only SSL Certificates with Extended Validation (EV) will trigger high security web browsers to display a green address bar with the name of the organization that owns the SSL Certificate and the name of the Certificate Authority that issued it. The green bar shows site visitors that the transaction is encrypted and the organization has been authenticated according to the most rigorous industry standards.

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