

GENERAL INFORMATION & CANCELLATION POLICY FOR ALL FOUR VACATION HOME RENTAL LOCATIONS

Treeland Farm RV Park , Timber Kove, Pat's Landing, Oak Shores, Treeland's

DEPOSITS:

Lodging and/or marina deposits are due within ten days of making your lodging and/or marina reservations. Payment may be made by check or by credit/debit card (Visa, Mastercard or Discover). (Pat's Landing & Oak Shores do not take deposit via credit card).

If paying by credit/debit card at the time of the reservation, the deposit will be posted and fully earned within 24 hours after making your reservation, with a confirmation being sent out via e-mail, fax or USPS. Deposits made by credit/debit card will lock the standard rate in for that reservation, regardless of how the balance is paid off. To take advantage of our discounted lodging rates for NOT using a credit/debit card, deposits must be received by check within 10 days of making the reservation. Please refer to the deposit requirement for your particular reservation for amount of deposit due. We are not responsible for weather conditions. Deposits are NOT refundable due to weather.

PAYMENT MODE:

We accept cash, personal/business checks, Visa, Mastercard and Discover. We offer discounts for payment other than by credit/debit cards. Discount applies to lodging only.

RATES:

Please note seasonal dates/rates on rate sheet. All rates are subject to WI sales tax of 5.5% and may be subject to a local room tax.

PEAK SEASON:

(see dates on rate sheet)-lodging on a weekly basis, with check in on Saturdays starting at 2PM and check out Saturdays by 9AM. Please call for possible openings for daily rentals. PEAK rates apply to New Year, Birkie, Memorial & Labor Day weekends.

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PRING/FALL/WINTER: Three night minimum stay.

ANY SEASON:

Less than 3 night stay incurs \$25/bedroom surcharge/night.

ADDITIONAL PERSONS

(age 24 mos.+) - All seasons \$25/night/person or \$125/wk/person EXCLUDING TREELAND MOTEL-WINTER-\$10/night/person.

CHILDREN UNDER 24 MOS.:

No charge

NO PETS PLEASE.

Area kennel information available upon request.

CANCELLATIONS:

Any cancellation made less than 90 days of arrival or rental date results in forfeiture of 100% of deposit and booking fee. All cancellations of lodging units or marina rentals 90 days or more from the arrival or rental date will be charged a \$100 processing fee, per unit cancelled, plus forfeiture of any booking fee paid. The balance of the deposit will be refunded within 14 days of the cancellation date. Concerns about cancellation policy: you should purchase travel insurance online.

SNOW CONDITIONS & CANCELLATIONS:

If trails are OPEN and being groomed, no refunds will be given for cancellations due to weather. If weather causes the trails to close, we will refund your deposit 100% or transfer it over to another vacation date that calendar year.

RESERVED DATES:

To avoid any misunderstanding, you will be charged for the number of nights reserved including marina rentals. Please check your confirmation-arrival and departure dates.

OUR RESTAURANTS:

Harbor View Restaurant at Treeland open early May to mid-October. Pat's Landing Bar & Grill open seasonally, including winter season

All other resorts

PEAK SEASON RATES RUN 6/9 - 8/17/2018

SPRING & FALL RATES RUN 5/1 - 6/8 & 8/18-4/30/2019

**Weeks run Saturday to Saturday Peak Season
CHECK-IN: 2:00 PM | CHECK-OUT: 9:00 AM**