

## **Timber Farms The Sinks LLC Cancellation Policy**

**Travel Insurance** is a great way to avoid disappointment and changes in your vacation scheduling.

**Cancellations more than 30- days** before your arrival date will incur a loss of the Security \$100 deposit. If you can rebook your vacation we will waive this fee. The remaining balance will be returned.

**Cancellations less than 30 days** are only 50% refundable plus the loss of your \$100 security deposit. We will do our utmost to accommodate you for any last minute changes.

There are **no refunds** for late arrivals or early departures.

### **Bad Weather Policy (Snow, Ice and Flooding only)**

Due to the remoteness of the property access during creek flooding can only be accessed to Beaver Lake House by a back road through the woods with a 4WD vehicle!

If you do not want to come or have no 4WD vehicle Timber farms The Sinks LLC will gladly refund your rental fees and rebook your vacation for another date.

In the event of a flood we recommend you move your vehicle to the top of the hill in case the main access road near the bridge becomes temporarily inaccessible. It is your responsibility to keep updated on the weather forecast.

**Timber Farms, The Sinks LLC** takes no responsibility for vehicle breakdown or vehicle accidents on the property.