

Rates and Policies

Alexander's Inn



Off Season Pricing

Main House

\$250.00 **per night** x 2 **nights** = \$500.00 (Main House)

Hen/Fox Room

\$ 99.00 **per night** x 2 **nights** = \$198.00 (Hen/Fox Room)

French Room

\$ 99.00 **per night** x 2 **nights** = \$198.00 (French Room)

Pet Deposit \$35.00 Per Night, Maximum 2 Dogs

Peak Season Pricing

May 1-October 31

\$350.00 **per night** x 2 **nights** = \$700.00 (Main House)

Hen/Fox Room

\$ 149.00 **per night** x 2 **nights** = \$298.00 (Hen/Fox Room)

French Room

\$ 149.00 **per night** x 2 **nights** = \$298.00 (French Room)

Pet Deposit \$35.00 Per Night, Maximum 2 Dogs

Check-in Time

Between 3:00-7:00 p.m. Later arrivals must be arranged in advance.

Check-out Time

Check out is at 11:00 a.m.

Our Mailing Address:

8263 US HWY 290, Johnson City, TX 78636

GPS Address:

8025 US HWY 290, Johnson City, TX 78636

Phone

830-584-5400

Email

jeff@alexandersinn.co

Policies

We will do everything possible to make your stay most enjoyable. To ensure you will have a very pleasant experience at the Alexander's Inn, we have established the following policies. Please take a few minutes to review these policies, and feel free to contact us if you have any questions.

Room Rates-The room rates include double occupancy. Rates are quoted per night excluding tax. Reduced rates for long term stays are available. Maximum guests permitted overnight at the Inn or on grounds is 20.

The entire Inn and grounds are available to rent for corporate retreats, weddings, reunions or other groups (with a minimum 2 night stay) and should be booked directly with the Innkeeper by phone or online.

Our prices and policies may vary for special events, holiday periods, and group bookings. Reservations and gift certificates are non-transferable.

Check In/Check Out

We will be awaiting your arrival between 3:00 pm and 7:00 pm. Arrangements for late arrivals should be made in advance with the Innkeeper.

Checkout time is at 11:00 a.m. Late checkout may be available if our housekeeping schedule allows, and must be arranged on the day of arrival or before.

Minimum Stays for the Inn

All bookings require 2-night minimum. During all major holiday weekends, there may be a three night minimum stay required. Major holiday weekends include: Valentine's Day holiday period, Good Friday through Easter Sunday, the July 4th holiday period, Labor Day weekend, Thanksgiving Eve thru the Saturday following Thanksgiving, and December 23rd through January 2nd.

Confirming a Reservation For the Inn

Advance reservations are required and the Inn does not accept walk-in guests, unless vacancy permits. Last minute reservations (less than 48 hours prior to arrival) should be made by phone only.

A confirmed reservation must be paid in full, including applicable taxes. A confirmed reservation for two or more nights requires a 100% deposit of the total stay, including taxes. We must have a valid credit card number on file at the time of your booking, even if you are paying the balance by other means.

The preferred methods of payment to the Alexander's Inn are by check, gift certificate or cash. If you prefer to pay by major credit card processing rates will be passed on to payee @ 3.4%.

Cancellation Policy for the Inn

Making a reservation at the Inn is not the same as making a hotel reservation. Due to our small size, cancellations affect us significantly. A last minute cancellation gives us little chance of re-booking a room. For this reason we uphold a strict cancellation policy:

- Guests are responsible for payment of all nights reserved regardless of their actual arrival or departure date. No-shows are also responsible for full payment of their entire reservation.
- Cancellation of (including changes to) a confirmed reservation must be made 14 or more days prior to your scheduled arrival to receive a 50 % refund.
- Cancellation of (including changes to) a confirmed reservation made less than 14 days or less prior to your scheduled arrival will only receive a refund if we can re-book the room to other guests, minus a \$30.00 administrative processing fee per room, per night. There are no exceptions to this policy including sickness, family emergencies, or weather related issues. Naturally, we will make every effort to re-rent the Inn and return your deposit.

Alcoholic Beverages-The Alexander's Inn does not hold a license to resell alcoholic beverages. Guests may bring their own, but for the safety and comfort of all of our guests, please drink responsibly. Hard liquor is not permitted. Wine, Beer and Champagne only are permitted. Alexander's Inn and/or employees, volunteers, contractors and owners will not be held responsible for any incidents. Glass is not permitted in the outdoor area for your safety.

Smoking & Candle Burning-For the safety and comfort of all of our guests, we do not allow smoking, fireworks or incense/candle burning in any of our guest rooms or on any of the grounds of the Alexander's Inn. Inn guests smoking in the house or on the grounds will be charged a minimum \$200 fee and up, to return any room to a non-smoking status.

Pool-No children under the age of 21 permitted on premises or in the pool at any time. There is no lifeguard on duty at any time. Use at your own risk. Homeowners are not responsible for any accidents in/around the pool while guest in on premise.

No Glass is permitted in the pool area.

Pool has no Life Guard on Duty.

Fireplace-The fireplace is a log fire fireplace. Please do not throw any paper or other combustible materials in the fireplace. Homeowners are not responsible for any damage done due to improper use of fireplace. Guest is responsible for maintain fireplace when in use, and properly eliminating fire after use. Any damages will be charged to guest.

Water and Septic-The property is on a well and septic systems. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products or anything other than toilet paper have been flushed and clog the septic system, you could be charged damages of up to \$1,000. The credit card on file will be charged and a copy of receipt will be provided to leasing tenant. Initial

Guests and Pets at the Inn

We cater to the comfort, privacy and security of our registered guests. Guest visitors are only permitted on the property with prior Inn approval. We are pet friendly for dogs 35 lbs and under! An additional \$35.00 per night per dog (sorry, no felines). No pets allowed in the beds or on the furniture. Pets are not permitted to be unattended. If you leave the premise pets must be in a kennel provided by the guest, no exceptions Excessive dog hair or mudd from the pet will be billed for cleaning services.

Alexander's Inn is regarded as a quiet escape and romantic getaway for most of our guests, and we work hard to foster that environment. Therefore, it is not an appropriate place for minors under the age of 21.

No parking anytime on grass! Parking is permitted in driveway or circle.

Damages-While reasonable wear and tear is anticipated, negligent damages found to be the responsibility of a guest will be assessed and charged to the guest credit card on file. Damage or excess cleaning needed after your departure will be billed automatically to your credit card. This includes damage to furnishings, fixtures, linens or towels that result in the need for excess cleaning, repair or replacement. Please report all spills and/or damages to the innkeepers promptly. Your security deposit will not be applied to any balance authorizations. We ask that the home and it's contents are returned in the manner in which they were received. If you break something or damage the home, please let us know. Please notify innkeepers immediately if you experience any issues with your accommodations.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. If an accident occurs, and the guest has to go to the hospital, a drug/alcohol test must be taken. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

Farm Animals & Wildlife - There are also abundant wildlife and farm animals on the property. Please remember that wild animals are wild and are not safe to approach. Do not enter any barns or animals pens or fields.

Quiet Hours - We observe quiet hours at the Inn from 10pm-8am. If you are coming in late or rising early, please be considerate of your fellow guests.

No Laundry Access - There are no laundry facilities available to guests. Please ask if there is something that you need. If your renting on a weekly basis you will have access to the facility.

Housekeeping -There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Daily housekeeping can be arranged 7 days prior notice at an additional cost. An additional cleaning fee will be passed on if cigarette butts, party decorations, bottles/bottle caps or cans not picked up and placed into trash receptacles.

Laws- All guests must obey all laws, regulations, licensing requirements, rules, and ordinances, including all laws of the County of Blanco, State of Texas, and of the United States. Guests shall not cause or permit any illegal activity on the ranch, or to break any of these rules and policies - violation will be cause for immediate eviction without return of any payments or deposits. All rules & policies become effective upon booking your reservation.

Risks and Disclaimers-Property consists of mostly undeveloped and untamed land, including but not limited to possible brush, boulders, watersheds, flood zones, flammable material, poisonous animals and insects, and other wild animals, all of which may be dangerous, harmful or fatal to humans, pets, and/or property (including, e.g., damage to vehicles that become stuck in mud or the like). By renting, entering, and/or using any property on the ranch, all guests acknowledge such potentially dangerous conditions, assume all risk and liability associated with same, and agree that Alexander's Inn, its employees, volunteers, contractors, owners, and representatives will have no liability whatsoever with respect to any illness, injury, death or destruction to guests or guests' property. Alexander's Inn, its employees, volunteers, contractors, owners, and representatives are not specifically responsible for any accidents or illness you or a guest may have on the ranch. If an accident or illness occurs on the ranch, you and/or your personal insurance must cover all expenses, including but not limited to, emergency room fees, ambulance fees, doctor or hospital visits, or vehicle repairs.

Liability Disclaimer - We take your safety and the security of your property very seriously. However, attendance and participation in Alexander's events or guest stays, whether paid for or not, is strictly conditional upon your agreement to never assert or make any claim against Alexander's Inn, its employees, volunteers or contractors for bodily injury, loss/theft or damage suffered or incurred by you as a result of being on our property or participating in any activities.

Impossible Performance – In the event that Alexander's must terminate a reservation due to any condition making it illegal, unsafe or impossible to provide for the use of the facility or services, you will be reimbursed all funds previously submitted and you agree to hold Alexander's Inn harmless for the termination. Such events would include, but not exclusively limited to, loss of public utilities, natural disasters, or fire.

Special services –Please contact the Inn prior to arrival to arrange any special service items. Sometimes we can accommodate special request but we would rather not risk your disappointment. It is best to plan ahead.

Miscellaneous- Motor homes, RV's and trailers cannot be accommodated. No exercise equipment may be affixed to any room surface, door, casing or furniture.

Accessibility – There is an automatic gate and code access for entire property.

**Emergency/Accidents must be reported immediately to Jeff via phone call, text or email @ 830.584.5400
jeff@alexandersinn.co**

Tenant/Guest Signature _____ Date _____

Landlord Signature _____ Date _____