

Little Red River House / 1107 Ferguson Road / Heber Springs, AR 72543

****Rental Guidelines****

Accommodations / Occupancy:

Main House: King size bedroom, Full size bedroom, Den Living Area (queen and twin size sofa)

- Maximum number of guests in the Little Red River House (LRRH) house is 6 people

Bunkhouse: Two sets of bunk beds (full bed on lower bunk, twin bed on upper bunk) Max- 4 people

- Bunkhouse is rented in addition to House: \$30.00 additional per night
- Guest must specify that they will be using the Bunkhouse for additional beds.

Renting Both: accommodates a total of 9 (nine) guests. Exceptions are made only for infants.

- Our Septic System limits the number of people that can stay

Those that cherish the scenery, fishing, and tranquility of the Little Red River own this house. There are photographs available on the website or Facebook and we would be happy to add your pictures if sent in.

Check In: 3:30 PM / Have Loads of Fun / Departure: 11:30 AM

- **Check-in: 3:30 PM.** If you arrive early may we suggest that you take this time to get your fishing license, gear, supplies, etc.....
 - **Keys:** You will be provided with 2 sets of keys at check-in. Our Caretaker will open the house for you. Please be sure to return both sets of keys.
- **Departures: Checkout time is 11:30 am, no exceptions.** We need 3-4 hours to ready the house for our next guests. Please do the following for the return of your security deposit.
 - **Boat Dock:** Stack all chairs on dock and strap down (high winds blow them off dock).
 - Life jackets must be used for children on dock and put back in storage on dock
 - **House, Bunkhouse and Grounds:**
 - Wash and put all the dishes away.
 - Place furniture back the way it was when you arrived.
 - Strip all beds of any used bedding and place in pillow case on bed.
 - Towels and wash cloths in hamper in bathroom
 - Trash is to be placed in bags provided and into containers by the bunk house. Please close the lids firmly so the animals do not get in them.
 - Charcoal Grills & Fire pit: extinguish and empty behind Bunkhouse.
 - Make sure windows and doors are locked and keys left inside

Telephones: A telephone is available in the house: local and stateside calls are free.

- Cell Phone reception: spotty.

Lost and Found: Left something behind, every effort to locate and return it to you will be made.

Pets: Welcomed with \$175.00 pet deposit per pet (\$50.00 is nonrefundable per pet; the remainder \$125.00 refunded if no damage or major clean-up due to your pet.)

Weather Policy: Any act of nature (rain, storms, and river levels) is out of our control and no refunds are offered. *There is no extra charge when the weather is nice and the fish are biting!*

- Have a safe trip home and please come back again for another stay.

Southern Office Services, Inc. / P.O. Box 34045 / Little Rock, AR 72203
O: (501) 375-7767 Fax: (501) 375-7769

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The Little Red River House and Bunkhouse are Non-Smoking. If you wish to smoke, please do so outside and dispose of all materials in the proper containers and not on the grounds.

Reservations and Payments: Designate one person for all payments and correspondence.

- When making reservation you may pay by: credit card (V / MC), check or money order.
- Checks must be received within 5 days of making reservation (\$25.00 fee for returned checks).
- Payment will cover all charges in full.
- Reservations:
 - Call Southern Office Services, Inc.: Stephanie or Greg at 501-375-7767 (M–F: 8 – 4:30 pm)
 - Call or Text Greg at 501-529-7767 after 4:30 pm.
 - Or Email hart.lrrh@gmail.com anytime!

Cancellations / Security Deposit:

- **Cancellations:** Your reservation can be transferred to another party with proper registration. No refunds for cancellations unless made 30 days prior to arrival date.
- **Security Deposit:** To ensure compliance with the Rental Guidelines, a security deposit of \$100.00 is required and will be refunded after the premises is checked. After an inspection takes place: damages or excessive cleaning charges will be deducted from the security deposit with the remainder returned. *There is no refund for appliance failure or circumstances beyond our control.*

Rental Policy: It is very important that a family atmosphere be maintained and that proper consideration is given to our neighbors concerning loud music, excessive drinking or letting dogs run loose. Shooting guns and fireworks are not allowed. Please do not leave fish bones or other materials out because of the wild animals. You will be liable and responsible for additional expenses: such as excessive cleanup, damage to household interiors, outside damage to fixtures and utilities.

Non-Compliance of Rules Warrants Immediate Eviction Without Refund.

Safety Guidelines: The Little Red River is a tail water trout stream; meaning water upstream is generated through the dam from the bottom of Greer's Ferry Lake for the trout. The water can appear calm but can be quite treacherous when generating and is always extremely cold. The water level can rise 5-6 feet within a short time frame.

Boat Dock:

- Children- 16 and under must be accompanied by an adult at all times
- Children must be wearing a life jacket while on the dock: no exceptions.
 - 2 children and 3 adult life jackets are provided in tubs on dock
 - Additional needs must be brought by guests
- The boat in the bay is not to be played with while on the dock
- Fishing is very good off the dock- power bait, corn, worms and small marshmallows are great bait

Bringing a Boat:

- Downstream is Cow Shoals: rapids are extremely rough and swift
- Pats Bluff is above and stay on left when going up (small chute on that side)
- We have a few life jackets on the dock which may be used but need to be put back in storage
- Several places rent boats- closest is Little Red River Trout Dock- up the street on Ferguson Rd.

Maintenance: The maintenance staff is here to help and provide you with timely service. In an emergency situation or repair: call Bruce (501-206-0488).

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Like "Little Red River House" on Facebook
for updates and pictures!!

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