

Rental Rules Agreement/ Contract for Shedy Acres Cottages

The Cottages are located at 2956 Mountain Road, Montgomery Center, VT, 05471.
Phone numbers are 802-326-3130 or 802-393-3114

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 11 A.M. EST. Please call ahead if you need to arrange early check-in. Late check out must be approved prior to departure day. If check out is later without approval you will be charged an additional nights rent.

2. This is a NON-SMOKING cottage.

3. Pets are permitted in rental cottages only with prior approval. A one-time pet fee applies. Pets must be on leashes at all times. Pet owners are responsible for cleaning up any/all of their pet's refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended as well as flea treatment. All items above are the sole responsibility of the pet owner. The cottage owners assume no responsibility for illness or injury of pets or humans while on the premises.

4. RESERVATION DEPOSIT- A reservation deposit for half the amount of rent is required at the time of booking.

5. FINAL PAYMENT/SECURITY DEPOSIT – The BALANCE OF RENT plus the VT Meals and Rooms tax of 9% is due upon arrival. A damage deposit (weekly rentals: \$200; shorter duration to be arranged) is also due at this time. The damage deposit is not applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- a. No damage is done to cottage or its contents, beyond normal wear and tear.
- b. All debris, rubbish and discards are placed in refuse containers and soiled dishes are cleaned and put away.
- c. All keys are left and locked in the cottage and the cottage is left locked.
- d. All charges accrued during the stay are paid prior to departure.
- e. No linens are lost or damaged.

*Note: If damages exceed \$200 your credit card will be charged accordingly.

6. CANCELLATIONS – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations that are made within 30 days of the arrival date forfeit the full reservation deposit unless the unit can be rebooked. If this occurs, a \$25 rebooking fee will be charged. Changes to original reservation or early departure do not warrant any refund of rent or deposit. If evicted there will be no refund of rent or deposit.

7. MAXIMUM OCCUPANCY- The maximum number of guests per cottage is limited to two (2) persons. A third person needs prior approval.

8. NO DAILY MAID SERVICE – While linens and bath towels are provided in the cottage, daily maid service is not included in the rental rate. Fresh towels will be supplied upon request. We do not permit towels or linens to be taken from the cottages.

9. PARKING – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted.

10. STORM POLICY/ROAD CONDITIONS – No refunds will be given due to weather related conditions. Our gravel drives are well maintained. As you likely already know, mountain roads are twisting and steep, so don't forget those snow tires and chains during the winter months. Four-wheel drive vehicles aren't a bad idea either.

11. The Cottages are privately owned; the owners are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. The cottage owner is 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.

12. Access to property allowed in case of emergency by owner or repair people.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this agreement.

Please list renter name(s) making the agreement:

Date(s) the cottage is to be rented:

Rates, including VT Rooms and Meals Tax of 9%:

Payment schedule due dates and amounts of rental deposit and full payment:

Security deposit and due date: _____

Renter Address including City, State, and Zip: _____

Phone # _____

E-Mail: _____

Signature(s): _____ Date _____