

## **Rental Rules Agreement/ Contract for Sheady 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. Treatment for fleas must be applied to pet before arrival. 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. FINAL PAYMENT-Payment in full for cottage plus the VT Meals and Rooms tax of 9% is due upon arrival and must be settled before entrance of cottage is allowed. A damage deposit will be charged to the credit card on file after departure if:

- a. Damage is done to cottage or its contents, beyond normal wear and tear.
- b. All debris, rubbish and discards are not placed in refuse containers and soiled dishes are not cleaned and put away.
- c. Keys are taken and cottage is left unlocked upon departure unless otherwise stated.
- d. All charges accrued during the stay are paid prior to departure.
- e. Linens are lost or damaged. We provide separate towels for use of hot tub. Damage includes makeup and use on pets.

\*Note: Your credit card will be charged accordingly to amount of damages incurred.

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 for the Sugar House, Caribe and Tea House. A third person needs prior approval. The Adobe and Irish Farm House allow 3 to 4 persons with prior approval of fifth.

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 one vehicle per cottage. 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 amount listed on my reservation confirmation. I agree that all rental monies are non-refundable per cancellation policy above. By accepting the reservation and confirmation, I agree to all terms and conditions of this agreement.