

Rental Policies

ADDRESS: 209 Iradell Rd., Ithaca, NY 14850

CHECK-IN TIME is AFTER 4 P.M. EST AND CHECKOUT is by 11 A.M. EST. Due to the frequency of same-day turn-overs, NO Early Check-in or Late Checkout without advanced approval from owners.

This is a **NON-SMOKING** unit. **SMOKING is permitted outside only** and at no time is it allowed inside of the house. This policy of no smoking indoors is strictly enforced with a \$1000.00 cleaning fee charged to the credit card on record if a customer chooses to light up inside. No use of candles or open flames is allowed inside the house (excludes use of the fireplace and gas cooktop).

PETS – Due to the frequency of pet allergies among our customers, animals are not permitted at any time.

DAMAGE/SECURITY DEPOSIT - A security deposit of \$1000 is required. This is placed on a credit card as a pre-authorization at check-in. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met:

- No damage is done to the house or its contents, beyond normal wear.
- No charges are incurred due to contraband, pets, smoking or collection of rents or services rendered during the stay.
- Renters have not violated agreement policies i.e.; animals, no smoking, unregistered guests, etc.
- All debris, rubbish and discards are placed in outside trash cans (separated by trash, recycles and the returnable bottles).
- Soiled dishes are to be placed in the dishwasher and started.
- **The barbecue, if you have used it, is left as clean as you found it with no food remnants.**
- Please place any used bathroom linens and bathmats in the laundry room. Wet towels left behind on furniture or bedding may cause damage you will be responsible for. **PLEASE LEAVE THE BED LINENS ON THE BED.** We ask you leave the house tidy and orderly.
- All lights, stereos, televisions and air conditioners are turned off and all doors and windows are closed and locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged, including discoloration from skin products.
- NO early check-in or late checkout without permission.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
- **CLEANUP:** When you arrive for your stay, the house will have been freshly cleaned for you. Upon departure, place your dirty dishes in the dishwasher and start it. **DO NOT OVERLOAD.** Please hand-wash and dry cooking utensils, pots, pans and wine glasses and replace where you found them. Any spills or messes are your responsibility to clean up. Please place all trash and your unused food stuffs in plastic garbage bags tied up and left in covered garbage cans outside. *We ask that you separate and place recycles in the designated trash can.*

PAYMENT – An advance payment equal to 50% of the rental rate is due when making a reservation. The advance payment will be applied toward the rent. Please make payments via credit card (Visa, MasterCard or Discover cards) or personal checks payable to Kathryn Christopher. This advance payment is not a damage deposit. The **BALANCE OF RENT** is due sixty (60) days before your arrival date (**120 days for Special Events and holidays**).

CANCELLATIONS – Cancellations that are made more than sixty (60) days prior to the arrival date (**120 days for Special Events and holidays**) are subject to a 15% cancellation fee or \$250, whichever is greater. Cancellations or changes that result in a shortened stay, that are made under 60 days (**120 days for Special Events and holidays**) of the arrival date, forfeit the full advance payment and reservation deposit. Early departure does not warrant any refund of rent.

VISITORS - Your reservation specifies the number of people registered to be at the house. Any additional use of the property including gatherings with visitors who are not registered must be approved of in advance by the owners. Unauthorized use of the premises may result in, but not limited to, forfeiture or your damage deposit and eviction.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to fourteen (14) persons if some are children who will sleep in pack-n-play or inflatable beds. An additional charge of \$25.00 per person per night for guests in addition to twelve (12) will be assessed.

MINIMUM STAY – This property requires a three (3) night minimum stay. Longer minimum stays may be required during the summer, holiday periods or Special Events. If a rental is taken for less than three days, the guest will be charged the three-night rate. *Off-season two-night stay may be offered at owner's discretion.*

NO DAILY HOUSEKEEPING SERVICE – Household linens and bath towels are included. We suggest you bring beach towels as we do not permit towels or linens to be taken from the property.

RATE CHANGES – Rates subject to change without notice on unconfirmed reservations.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, damage deposit and/or rental money, and the party will not be permitted to check in or evicted.

WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved in writing in advance.

PARKING – Parking is limited to SEVEN (7) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road or lawn is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

WATER AND SEPTIC – This house is on a well and septic system. The septic system is very effective; however, it will clog up if improper materials are flushed. **DO NOT FLUSH** anything other than toilet paper. No birth control, feminine products or toilet wipes should be flushed at any time. If it is found that foreign objects have been flushed and clog the septic system, you could be charged damages of up to eight hundred dollars (\$800) for plumbing services.

TRAVEL INSURANCE – We are a small business and greatly affected by last-minute cancellations. As a result, we are unable to refund payments made if you cancel with short notice, regardless of the situation that causes such cancellations. We recommend all guests purchase travel insurance. It is available through VRBO and through other insurance companies online.

This house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. 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.