

## ***Greentown, LLC / Lakeside Country Cottages Rental Policy***

263 Route 507 Tafton, PA 18464

- 1) Check-in time is after 3 pm and Check-out time is at noon. No early Check-ins. This agreement does not create a tenancy or residence. You must complete all required paperwork and depart at the appropriate time.
- 2) Pets are permitted in rental units only upon approval by management, with pet fee, and with necessary paperwork.
- 3) We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
- 4) Damage/Reservation deposit – A damage/reservation deposit of \$100 is required. This must be received within (7) days of booking the reservation. This deposit automatically converts to a security/damage deposit upon arrival. This deposit is NOT applied towards rent: however, it is fully refundable within (14) days of departure, provided the following provisions are met:
  - a. No damage is done to units or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets, or a collection of rents or services rendered during the stay.
  - c. All debris, rubbish, and discards are placed in the dumpster, cottage is broom swept, and soiled dishes are cleaned.
  - d. Unit is locked and key is returned to caretaker.
  - e. No early check-in or late check-out without prior management approval.
  - f. The renter is not evicted by the owner, the local law enforcement, or the security company employed by Greentown, LLC.
- 5) PAYMENT – An advance payment of \$100 of the rental rate is required. The advanced payment will be applied in order to book the reservation and will automatically convert to a security/damage deposit upon arrival. (See above) Payments can be made in the form of travelers checks, bank money orders, cashier's checks or cash. Checks must be payable to Greentown, LLC. Personal checks will only be accepted if there is enough time for given clearance. (All personal checks will incur a return fee if check does not clear.)
- 6) CANCELLATION – Thirty day notice is required for cancellation. Cancellations that are more than thirty days prior to the arrival date will occur no penalty except if the deposits were made via credit card. All credit card cancellations are subject to a 5% cancellation fee or \$50, whichever is greater.
- 7) MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty days prior to check in. Monthly renters who make a change that results in a shortened stay must be made at least thirty days prior to check-in.
- 8) MAXIMUM OCCUPANCY – The maximum number of guests per cottage is limited to the number of people that were agreed upon at the time of agreement and does not exceed six.

- 9) MINIMUM STAY – This property requires a three night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three night rate.
- 10) NO DAILY HOUSEKEEPER SERVICE – Daily housekeeper service is not included in the rental rate, however it is available for an additional fee. We ask that guests bring their own towels, linens and toiletries.
- 11) DEPARTURE – Prior to departure, guests are asked that all debris, rubbish, and discards are placed in the dumpster, cottage is broom swept, and soiled dishes are cleaned.
- 12) RATE CHANGES – Rates are subject to change without notice.
- 13) FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money, and the party will not be permitted to check-in.
- 14) WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
- 15) HURRICANE,STORM, WEATHER POLICY – NO refunds will be given unless:
  - a) The National Weather Service orders mandatory evacuations in a “Tropical Storm/Hurricane Warning Area” and/or
  - b) A “mandatory evacuation” order has been given for the Tropical Storm Warning area of residence of a vacationing guest.

The day the National Weather service orders a mandatory evacuation orders a Tropical Storm Warning area, we will refund:

- a) Any unused portion of rent from a guest currently registered,
  - b) Any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay, to come in after the hurricane warning is lifted; and
  - c) Any advance rents collected or deposited for a reservation that is scheduled to arrive during the Hurricane Warning period.
- 16) FIREWORKS – Due to Fire code, use of fireworks (of any size) is prohibited on Greentown, LLC / Lakeside Country Cottages’ property.

Any guests that do not abide by the agreements set forth in this contract will be asked to leave a

By signing below, I agree to all terms and conditions of this agreement.

Signature\_\_\_\_\_

Date: \_\_\_\_\_