

Rental Rules

ADDRESS: 9541 Belfort Rd, Croghan, NY 13327.

CHECK-IN TIME is AFTER 3 P.M. EST AND CHECKOUT is 11 A.M. EST. NO Early Check-in or late checkout.

This is a NON SMOKING unit.

PETS -

PETS are not permitted in rental units under any conditions. Pets may be permitted to stay in the yard and adjacent building if arrangement is made prior to arrival.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit is required. This must be received within ten (10) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within seven (7) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner) or local law enforcement.

PAYMENT – Payment of the full rental rate is due prior to arrival. Please make payments via personal checks payable to “The Old Belfort School House”. The rental payment is not a damage deposit.

CANCELLATIONS –

CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the reservation deposit. Cancellation or early departure during your stay does not warrant any refund of rent.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to six (6) persons. These persons must be those named on the rental agreement and their guests, and is limited to the same six individuals for the duration of your stay.

MINIMUM STAY – This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than

two days, the guest will be charged the two-night rate.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE –

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

MOVE OUT CONDITIONS—

The unit should be left in a broom clean condition as it was found upon move out by the renters.

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.

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

PARKING –

Renters may park in either of the 2 spots closest to the building. Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

This unit 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.