

Lakeview Cottages Policy Agreement

Definitions

- Property – combined to include 420 N Ferry Street and 422 N Ferry Street.

Age Requirement

You must be at least 21 years of age to make a reservation. Any person that misrepresents themselves as being of age will forfeit their reservation, monies paid, and rights to stay at Lakeview Cottages.

Reservations

To confirm reservations, a 50% deposit by check, money order, cashier's check or credit card. We accept Visa, Mastercard, and Discover. If paying by cash, check, or money order a credit card must be provided to be held on file. The remaining 50% balance is due (10) ten days prior to the date of Check-In. If the reservation is made within (10) ten days of the Check-In then the entire amount must be paid in full including all fees and taxes. Once final payment is received a confirmation will be sent to the e-mail or street address provided. Taxes include a 6% state sales tax plus a 5% local room assessment. Minimum stay is (3) three days.

Personal checks are not accepted if payment is received within (10) ten days of your arrival date. Only cash, money order, or credit card will be accepted.

Amenities

Each cottage comes complete with full kitchen, TV, VCR, coffee maker, furniture, shared video library, access to shared washer and dryer, and shared gas grills.

Cancellations and "No Shows"

If for some reason you must cancel your stay, regardless of the reservation date, the following cancellations penalties shall apply:

- More than (30) days prior to arrival we will refund 50% of your deposit.
- Less (30) days prior to your arrival there is no refund.

Check-In

Check-in is after 3:00pm the date of your arrival. Please do not arrive earlier unless other arrangements are made prior to the date of your check-in.

Smoking

State law prohibits smoking within the cottages and Lakeview Cottages prohibits smoking within the vicinity of the cottages. The vicinity is defined as within 10-feet of any opening to any cottages. If smoking is detected in your cottage after your departure, a \$300.00 fee will be applied to your credit card on file.

Pets

We are pleased to provide (1) one pet friendly cottage. For this pet friendly cottage, two dogs less than 18-pounds in weight are allowed. Pets must be authorized in advance. Cats are not permitted. Reservations requiring accommodations for pets must be made by calling Lakeview. We do not accept reservations with pets made online. For reservations accommodating a pet, an additional pet fee of \$75.00 per dog will be applied to your reservation total. If damages caused by your pet are discovered or excessive cleaning is required upon your departure, additional charges will be applied at the discretion of Lakeview Cottages. Unauthorized pets detected in any cottage, will result in a minimum charge of \$300.00 to your credit card on file. The pets must be leashed at ALL times when outside, including, but not limited to service animals. Pet owner are required to pick up after their pet or additional cleaning fee will be applied to the credit card on file. Lakeview Cottages reserves the right to ask a guest to leave without a refund if these policies are not followed.

Cottage Occupancy

Each cottage has its own maximum occupancy, based on the number of beds in the cottage you are reserving. If additional guests are discovered above the cottage's stated occupancy, additional charges of \$20/person/night will be applied to your credit card on file. We request that guests visiting your cottage depart no later than 10 pm to respect other guests.

Initials initials

Outside Guests

All outside guests must park along Ferry St and Fitch St, but not in front of the cottages. The spaces in front of the cottages are reserved for our guests.

Parking

Parking is provided along Ferry St and Fitch St in front of the cottages. The parking lot is reserved for the enjoyment of the guests.

Internet Services

Lakeview Cottages includes high speed wireless internet access. Access and quality of the service is not guaranteed. We ask that our guests to refrain from streaming music, radio, or video as this can reduce access for other guests.

Check-Out

- Check-out is no later than 10:00am unless other arrangements have been made prior to your check-out date. Later check out times may be available for an additional charge depending on availability.
- Please leave the cottage in the condition you found it upon check-in. If not, additional cleaning fees may be applied.
- Clean out the refrigerator and freezer.
- Place the keys on the kitchen table and leave your cottage unlocked as you leave.
- Please wash all dishes and put them away. Dish soap is provided.
- Dispose of all trash in the dumpster prior to leaving.
- If you have moved any indoor or outdoor furniture, please return it to its original location.
- Turn off all lights, air conditioning unit, and unplug coffee pot.

Keys

Each guest is provided with one key to the Cottage and one key to the Guest Utility room. Replacement for lost or stolen keys will be subject to a \$25.00 fee and will be applied to the credit card on file.

Illegal Activities

If illegal activities are detected then you will be instantly removed from the property and forfeit all fees paid. If noise complaints lead to an investigation by the local police then you will be asked to leave the property and forfeit all fees paid.

General

As in any home, appliances, A/C and heating units, TV, gas grill, etc. may potentially malfunction. We cannot offer refunds or discounts for such malfunctions; we will make every effort to correct any deficiencies as soon as possible during your stay. Please report all maintenance issues immediately. Lakeview Cottages, LLC is not responsible for damages (physical or property) to items from amenity malfunctions. Lakeview Cottages, LLC is not responsible for lost or stolen property while on or around the property or acts of nature such as weather or power outages.

By signing below you are agreeing to the terms and conditions as set forth within these guidelines.

guest signature

Date

printed name

address

city

state

Zip code

phone

email address