

Rental Policies

DEPOSITS: A deposit serves to hold a property. Properties are inspected prior to and following your departure. Our expectation is that you will leave the property in the same condition that you found it ; otherwise you will be notified concerning any additional charges or deductions. It is your responsibility to report any issues with your rental upon arrival.

PAYMENT METHOD: A damage deposit is required when reserving a property. We do not accept credit cards; therefore, initial deposits may be made by personal check. All final balances must be in the form of cash (please have exact amount), certified bank check or money order unless payment is received 14 days prior to the arrival date.

CANCELLATION POLICY: All cancellations are subject to the forfeiture of the \$75.00 reservation fee and all monies including fees, deposits and advanced rents made on the reservation. Cancellations within 60 days of the scheduled arrival date will result in forfeiture of all monies including fees, deposits, and advance rents made on the reservation.

TAX: All non-residential rentals less than 185 days are subject to the NH 9% lodging tax. Rentals more than 185 days are exempt.

ARRIVAL: **PLEASE REMEMBER CHECK IN IS AT 3 PM AND CHECK OUT AT 12 NOON. SORRY, NO EARLY ARRIVALS OR LATE DEPARTURES.**

PETS/SMOKING: No pets or smoking are permitted at either of our properties. If you have allergies to pets, please notify us prior to booking as some owners bring their pets to their properties even though they may be listed as "No Pet" properties.

PLOWING: Is included in the rental fee. Sanding and shoveling of the walkways is the responsibility of the tenant.

HEATING: Is included in the rental cost, however, additional fees may apply for seasonal rentals if over usage occurs. Those amounts are determined at the beginning of the rental period.

UTILITIES: We provide electric, water, firewood, basic cable TV and at the Dear Den, high-speed wireless.

LINENS: Sheets and towels are not provided in our vacation rentals. Pillows, blankets and comforters or bedspreads are provided.

TELEPHONE: Local calls only. All toll calls must be made collect or with a credit card.

RUBBISH REMOVAL: Please remember that rubbish removal is your responsibility. Town dumps are conveniently located in Conway and require separation of glass, plastic and aluminum cans for purposes of recycling. Do not under any circumstances leave rubbish at the property. Procedures regarding rubbish removal will be provided to you at the time of your arrival.

KEYS: On the date of your departure all keys must be left on the dining room table. Lost or non-returned keys will be subject to a charge.

CLEANINGS: On the date of your departure please make sure the property is clean and in the same condition as when you arrived. If you do not wish to clean, please notify us at the time of booking if you would like to arrange to pay for a cleaning upon check out.