

# 2020 Policies for Overlook Cottage

Hello! Thank you for your interest in staying at Overlook Cottage, your “Escape at Seneca Lake!” Before you decide to stay at our cottage, please read over the following information and policies, and of course please ask if you have any questions. We ask you to follow them so that your stay will be as enjoyable and safe as possible.

*Should you decide to stay with us, we ask that you sign the form on the last page, noting that you have received and agree to these policies, and return only that portion to us when you send payment for the cottage. Again, please email or call if you have any questions or concerns about any of the following.*

## **Guests/Property**

To preserve the private atmosphere of the cottages as well as to follow local health department and zoning regulations, we ask that:

Guests to each cottage are *strictly* limited to two adults OR two adults and up to two children total per cottage, unless otherwise noted by owner. (We have two double beds.) Day guests of guests are permitted, as long as number of individuals is within reason (talk to us about this). If the number of guests per cottage exceeds the maximum allowed, your party may be asked to vacate the premises immediately with no refunding of rental fees.

Camping out on the property (using tents) is not permitted.

## **Parking**

Overlook guests have space to park a maximum of two (2) vehicles in the designated area near Overlook Cottage (exact area will be shown when you check in). We are typically able to offer additional (free) parking arrangements for cars and/or boats/trailers, just ask.

## **Checking In and Out**

Check-in is on Sundays from 3:00 p.m. – 5:00 p.m.; check-out is at 12:00 p.m. (noon) the following Saturday. (NOTE: we are sometimes able to accommodate guests who wish to stay over Saturday evening.

In this case, check-out would be 10:00 a.m. on Sunday morning. There is an additional fee for a Saturday night stay-over; please inquire re. amount and possibility of a Saturday overnight stay.)

We'll be in touch about a week ahead of time to find out when you will be arriving (late arrivals can typically be accommodated; early arrivals *may* be able to be accommodated, please ask re. both). At check-in, we will give you the keys to the cottage as well as a "tour" of the cottage and beach area.

### **Fees/Refunds**

All funds should be drawn on U.S. banks and be made in U.S. dollars\*. We are able to receive payments via Paypal or Venmo. International payments (e.g., from Canadian guests) must be received via Paypal; there is a small fee for the exchange; please talk to us about this.

If for any reason one must cancel their plans, we will refund the rental fee, minus 25%, as long as we can find another renter for the cottage (we will make every effort to do so). If we are not able to re-rent the cottage, we will refund only 25% of the total rental fee.

### **Linens**

Linens are *not* provided, so you will want to bring towels, sheets, blankets, pillows, etc. (we will provide more info about what to bring).

### **Security Deposit**

A security deposit of \$50.00 (cash only) is due at check-in. This will be used to cover property damage or loss and/or key loss. Please allow a maximum of 2 weeks (14) days for this deposit to be refunded.

### **Cottage Access**

Overlook is located at the end of an almost mile-long, secluded, rural area that is accessible only via an unpaved, somewhat steep, dirt/gravel road (as is typical for private roads in this area). We suggest that, if available, an SUV-type vehicle (or similar vehicle with higher clearance and/or AWD or 4WD) be used to drive down to the cottage. (Note: smaller vehicles ARE able to drive up and down the road, but, it's much easier for larger vehicles.)

### **Beach Access**

Overlook Cottage has over 50' of private beach and dock area set aside for use only by yourself and guests (see guest policy). This will be shown to you at check-in. Access from Overlook to its beach area is available only via the stairs leading down to the beach; the stairs are right in front of the cottage. In the vein of full disclosure – with the hopes that it won't scare you off! - the stairs are significant in number, in that there are approximately 60 of them, although the three different landings and a comfortable step angle along the way allow for rest and really makes it easier to navigate. Those with minor or no knee or foot issues shouldn't find there to be any problem, and in fact, a number of our guests have loved actually using the steps as their very own "step" workout – there's no better place to work out than in a beautiful setting! If you have children, please know that there are handrails at two different levels to help children maneuver safely down the stairs (and honestly, the steps actually sound worse than they are!)

### **Pets**

Pets of any kind are NOT allowed on the property. If a pet is found on the property, you will be asked to vacate the premises immediately without refund of rental fee or security deposit. (Well, okay, the hermit crabs one guest brought were okay! 😊)

### **Smoking Policy**

NO SMOKING is allowed ANYWHERE inside the cottage; this is a strict policy. We provide ashtrays for smoking outside away from the cottage; we ask that you properly dispose of cigarette butts in them when on both the beach and cottage levels. You will be asked to vacate the premises immediately without refund of rental fee or security deposit should we find this policy has been violated.

### **Departure Cleaning**

We pride ourselves on providing an extremely clean cottage for your use; your rental property is thoroughly cleaned and inspected prior to your arrival. That being said, we ask that you leave the cottage "as found," as much as possible, for the next guests (see below).

**Kitchen:**

- \*clean counters, sinks, table, used dishes and utensils
- \*return all (clean, dry) dishes and utensils to cupboards
- \*empty food out of refrigerator, freezer, and cupboards
- \*Put all garbage in outside cans), leave refrigerator on

**Bedrooms:**

- \*remove all linens

**Bathroom:**

- \*remove all toiletries
- \*empty garbage

**General:**

- \*return all interior and exterior furnishings to original locations
- \*lock door behind you, with key inside, unless otherwise noted.

**Keys**

Non-returned keys will incur a \$15.00 fee per key.

**Garbage Service**

Garbage should be bagged in trash bags provided and removed from cottage and disposed of in large outdoor trash cans provided. We will take care of disposing of bagged garbage found in the outdoor trash cans. We also ask that you use the noted containers for glass, metal, and paper recycling. We also provide a compost bin for compostable materials. Failure to properly remove and store garbage will result in a fee for this service.

**Fire Protection**

Fires can be started only in designated campfire areas or in (provided) grills (charcoal not provided); no cooking on the porch (Overlook).

**Sign and return only this page with rental fee**  
(check or money order made out to “Christine Hopple”)  
Mail to: Christine Hopple, P.O. Box 145, Lakemont, NY 14857

I/we have received and read the guest policies for “Escape at Seneca Lake” and by virtue of submitting our rental fee hereby agree to follow these policies during our stay.

Signed,

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(Your Name)

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(print)

Dates of Stay: \_\_\_\_\_

Please list ALL additional members (not including yourself) of those who will be either staying and/or visiting during the duration of your rental. (Use reverse if additional room is needed.)

<b>Person’s Name</b>	<b>Age</b>	<b>Staying or Visiting?</b>	<b>Dates of Stay/Visit?</b>
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Your Address: \_\_\_\_\_  
\_\_\_\_\_

Cell phone (if available): \_\_\_\_\_

Your preferred e-mail Address (all CAPS): \_\_\_\_\_

Thank you! An electronic confirmation on your reservation will be forthcoming....