

2021 Information About Overlook Cottage

Hello! Thank you for your interest in staying at Overlook Cottage. 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 (as owner-managers) 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 this to us along with agreed-upon payment. 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:

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

Guests to each cottage are *strictly* limited to two adults OR two adults and up to two children (under 12) total per cottage, unless otherwise noted by owner. (We have two double beds.)

Covid-19 Information

We make every effort to provide an extremely clean and sanitized cottage. In addition to our normal procedures of sanitizing the bathroom, kitchen, and dining areas after a rental, we also include the sanitizing of door handles, light switches, tv remotes, and other places as appropriate.

To minimize risk, we ask that guests wear masks and practice social distancing during our “check-in tour;” we will of course do the same. This season, no guests (i.e. those persons visiting other than those renting the cottage) are permitted on the property).

It is understood that we, as owners, cannot be held liable should any guest(s) staying at the cottage contract covid-19 during their travels to or from the Fingerlakes area or during their stay in the area.

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 for weekly rentals is on Sundays from 3:00 p.m. – 6:00 p.m.; check-out is at 12:00 p.m. (noon) the following Saturday. Arrival and departure times for partial week rentals will be provided on a case-by-case basis. *There is an extra fee if check-in and check-out times do not occur when expected.*

We are sometimes able to accommodate guests who wish to stay over on a 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.

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 and Venmo. Funds not drawn from a U.S. banking institution may be received via Paypal with a small fee incurred to the renter for the current rates of exchange. Account information provided through contact with renter.

While we hope it never has to happen, we do realize the “life happens” and sometimes one may need to cancel a reservation. When this occurs, we want to be as accommodating to you as possible (while also being fair to us). Because of this, if for any reason a reserved stay must be cancelled, the previously-agreed upon full-rental rate must still be remitted according to the payment date(s) given. If we are able to find another renter for the cottage during this time frame, we will refund the full rental fee minus a 20% administrative fee (i.e. you will receive 80% of your rental fee back). If we are not able to re-rent the cottage, only 25% of your total rental fee will be refunded. We will always make every effort to find a new renter so as to be as fair to renters as possible.

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. (Typically it is returned more quickly.)

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 a 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 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 along the way allow for rest and really makes it easier to navigate. Those with minor knee or foot issues shouldn't find there to be any problem to navigate. (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 fine! 😊)

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 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
- *empty garbage (put in outside garbage 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 metal outdoor trash cans which are provided (care should be taken to secure lid so “critters” don’t access the trash). We will take care of disposing of bagged garbage found in these outdoor trash cans. We 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/or store or secure garbage outside 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).

To signal your agreement to and understanding of the above information, please either (HARD COPY) print out and fill in the following page and return it along with agreed-upon rental fee to address provided,

OR

You are also welcome to ELECTRONICALLY return this agreement to us and email it back to us. Please send the rental fee either via USPS or electronic means.

A stay request is not considered “complete” or “reserved” until both this agreement and a payment has been received. You will receive email confirmation upon receipt of both.

Rental Agreement Form – Overlook Cottage – Seneca Lake, NY

I/we have received and read the guest policies for Overlook Cottage and by virtue of submitting our rental fee hereby agree to follow these policies during our stay.

(Your Name)

(print by hand or type)

Dates of Stay: _____

Please list ALL additional members (not including yourself) who are included in your party.

Person's Name

Age

Your Address: _____

Cell phone: _____

Your preferred e-mail Address (all CAPS): _____

Thank you! An electronic confirmation on your reservation will be forthcoming once payment and form is received.