

Cabin Rental Rules/Contract
The cabin is in Newark, Vermont 05871

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 11 A.M. EST.
NO Early Check-ins.
2. This is a NON SMOKING cabin.
3. Pets are NOT permitted.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by a guardian or parent or otherwise approved by owner.
5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$200, (\$500 for monthly renters) is required. This must be received within two (2) 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 (14) days of departure, provided the following provisions are met
 - a. No damage is done to cabin or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are removed and soiled dishes are cleaned and placed in the cabinets
 - d. All keys are returned and cabin is left locked.
 - e. No blankets, pillows are lost or damaged.
 - f. NO Early check-in or late check out.
6. PAYMENT – A payment equal to 100% of the rental rate is required fourteen (14) days * before arrival, thirty (30) days for monthly renters. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Gary Ulrich or with your credit card through our website. The payment will be applied toward the cabin rent. This payment is not a damage deposit.

* Last minute reservations can be made by credit card.

7. CANCELLATIONS: A two week (14) day notice is required for cancellation. Cancellations that are made more than fourteen (14) days prior to the arrival date are subject to a 5% cancellation fee or \$50, whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 14 days of the arrival date, forfeit the damage/reservation deposit. Early departure after your arrival does not warrant any refund of rent. You may choose to purchase travel insurance separately.
8. MONTHLY RESERVATION CANCELLATIONS – A thirty day (30) notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date are subject to a 20% cancellation fee. Monthly renters who make a change that results in a shortened stay must be made at least thirty (30) days prior to check-in. Cancellations or changes that result in a shortened stay that are made within thirty (30) days of the arrival date, forfeit the damage/reservation deposit.. Early departure after your arrival does not warrant any refund of rent.
9. MAXIMUM OCCUPANCY- The maximum number of guests per cabin is limited to four (4) persons. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY; 4 nights during peak and holiday seasons.
10. If a rental is taken for less than two days, the guest will be charged the two-night rate.
11. NO DAILY MAID SERVICE – linens and bath towels are NOT included in the cabin. We suggest you bring your own beach towels. We do not permit blankets, pillows, towels or linens to be taken from the cabins.
12. RATE CHANGES – Rates subject to change without notice.
13. 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.
14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
15. 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 and is the sole responsibility of the vehicle owner.
16. FIREPLACES: The fireplace is a vented propane gas simulated log woodstove. Please do not attempt to open the woodstove or throw any paper or other combustible materials in the woodstove.
17. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained but steep, however we do not refund due to road conditions.
18. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. If you wish to purchasetravel insurance, go to www.InsureMyTrip.com for details and to purchase.
19. WATER AND SEPTIC: The cabin is on a well and septic system. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clogs the septic system, you could be charged damages of up to two hundred dollars (\$200).
20. The cabins is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The use of the loft and ladder is at your own risk. 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.

By Signing Below, I agree to all terms and conditions of this agreement

Number of Overnight Guests _____ [maximum of 4]

Arrival Date @ 3 pm _____

Departure Date @ 11 am _____

Length of Stay [i.e. # of nights] _____

Signature(s): _____ Date _____

Signature(s): _____ Date _____

Name(s) printed: _____

Name(s) printed: _____

Street _____ Town _____ State _____ Zip code _____

Email address: _____ @ _____

Home phone: (_____) _____

Auto Make _____ Auto Model _____

License Plate _____ State _____

There is no land line at the cabin. Please provide contact information such as a cell phone, pager number, etc for while you are at the cabin if we need to reach you (_____) _____

Mail or E-mail contract to

Gary Urich
60 Maple Street
Bristol, Vermont 05443-1022

E-Mail: "gru@gmavt.net"

Office use Only

Reservation/Security rec'd	Amount _____	Date _____	Method _____
Rental amount rec'd	Amount _____	Date _____	Method _____
PDF Directions emailed	Date _____		
Deposit returned	Amount _____	Date _____	Method _____