

Rental Rules and Contract for Dana Road House

Dana Road House is located at 192 Dana Road, Woodstock, VT 05091

Tel: 802-457-4885



1. CHECK-IN TIME IS AFTER 4:00 PM AND CHECK-OUT IS by 12:00 PM.
2. **This is a NON SMOKING House.**
3. **PETS are NOT permitted.**
4. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of **\$500** is required. This must be received within ten (7) 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 (10) days of your departure, provided the following provisions are met.
 - a. No damage is done to house 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 placed in refuse containers in the rec room building and soiled dishes are placed in the dishwasher and cleaned.
 - d. All keys are left on the desk in the sunroom and the house is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens or furnishings are lost or damaged.
 - g. No Early check-in or late check out.
5. **PAYMENT:** Payment in cash upon arrival is preferred and appreciated. An advance payment equal to 100% of the rental rate is required 30 days prior to your arrival. Please make advance payments in the form of cash, cashier's check or personal check payable in US funds to Kathryn Gray. This payment is not a damage deposit.
6. **CANCELLATIONS – A sixty-(60) day notice is required for cancellations.** Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty except if deposits were made via credit card/PayPal. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
7. **MAXIMUM OCCUPANCY-** The maximum number of guests in the Dana Road House is limited to six (6) persons. The owner must approve occupancy of greater than (6) guests at the time of reservation. An additional fee of \$50 per night will be assessed for additional guests.
8. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY;** 4 nights during peak and holiday seasons. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
9. **INCLUSIVE FEES –** Rates include a one-time linen-towel setup, utilities, high speed internet, cable TV, snow removal, and lawn and garden maintenance. Not included is a one time cleaning fee of \$125.

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10. **THERE IS NO DAILY MAID SERVICE** – While linens and bath towels are included in the house, daily maid service is not available. If you have special requests, please let the owner know at the time of reservation and we'll do our best to accommodate you. We suggest you bring your own beach towels if you plan to go swimming. We do not permit towels or linens to be taken from the house. Please keep the house clean and tidy to avoid additional cleaning charges. Arrangements can be made for housekeeping services for guests staying longer than 1 week. A one time cleaning fee of \$125 will be added to your rental rate (see #9 above).
11. **RATE CHANGES** – Until confirmed, rates subject to change without notice.
12. **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.
13. **PARKING** – Parking is limited to three (3) 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. Special accommodations will be made for parking and access to your horse trailer, please let us know in advance if you will need this additional space.
14. **HOT TUB** – No children under the age of 8 permitted in hot tub at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and the tub prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. **DO NOT STAND ON THE HOT TUB COVER**, it will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm. This is a wood fired hot tub; you will be given instructions on its use upon your arrival.
15. **WOODSTOVE** – Use is at your own risk. You will be given instructions on the use of the wood stove upon your arrival. It is your responsibility to ask questions if you are not familiar with the use of a wood burning stove. Firewood is provided for you on the patio. No fires may be set in the fireplace; this is a decorative fireplace only.
16. **SPORTS EQUIPMENT**- The bicycles, skis and other sporting equipment are provided for guests' enjoyment during your stay. The Owners assume no risk or liability associated with your use of this equipment.
17. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms or poor road conditions. Country roads can be curvy and slick. Gravel drives are well maintained, however we highly recommend four wheel drive and snow tires during the winter months. We do not refund due to poor road conditions.
18. **PROPERTY USE** – Is limited to the house, surrounding lawn and garden area and adjacent patio/lanai. Surrounding buildings and barns and pastures are for owner access only and are off limits to guests. Exceptions to this include access to the recreation room for storage of skis and large sports equipment. Access to the horse barn is open only for guests who are actively boarding their horse on the property.
19. **OWNER ACCESS** – Property owners are on site and will occasionally require access to the property for maintenance and repairs. Owners will make every effort to coordinate with guests prior to any such access.
20. **Dana Road House is privately owned.** The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. 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.

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21. **Owners are Matthew & Kathryn Gray.** Owners may be contacted and payments/contracts should be mailed to:

Kathryn Gray
132 Dana Road,
Woodstock VT 05091 USA
Tel/Cell: 802-457-4885
Email: katgray3@yahoo.com

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

Guest Name (s), Party of_

Length of stay: XX nights

Check-in date: _____ 2017 after 4:00 pm

Check-out date: _____ 2017 by 12:00 pm.

Number of people in party is xx: _ adults and _ children.

- Occasional guests of your party are also welcome; please coordinate with Kat in advance.
- This is a smoke free property, no pets are permitted.

Today's Date: _____

Guest Name(s): _____

Guest Home Street Address: _____

City: _____ State: _____ Zip: _____

Tel: _____ Cell: _____

Email: guestname @somewhere.com

Signature: _____ Date _____
by: Guest Name