

Rental Rules and Contract for Falcon House

The rental property is located at 1019 Riverside Park Road,
Woodstock, VT 05091



Owner Tel: 802-457-4885.

House (landline) Tel: 802-457-1240. This phone is for local or toll free calls only and all in-bound calls.

1. Check in time is after 4 pm and check out time is by 12 pm on the date of your scheduled departure. Early Check-ins may be pre-arranged with owner. Refer to invoice for special arrangements.
2. **This is a NON SMOKING House.**
3. **PETS are not permitted.**
4. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of **\$400** is required. This must be received within five (5) 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 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 outside and soiled dishes are placed in the dishwasher and cleaned.
 - d. All keys are left in the lockbox and the house is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. No Early check-in or late check out.
5. **PAYMENT** – An advance payment equal to 100% of the rental rate is required 30 days prior to your arrival. Please make payments in the form of traveler's checks, Cash, bank money orders, cashier's checks or personal checks payable in US funds to Kathryn Gray. This payment is not a damage deposit. You may opt to pay in cash upon arrival to take advantage of the discount outlined on your invoice. This payment is due in cash at check in. Please notify owner in advance if you will be choosing this discount option.
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. All PayPal and 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 Falcon House is limited to Four (4) persons. The owner must approve occupancy of greater than (4) guests at the time of reservation. An additional fee of \$50 per night will be assessed for additional guests.

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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** per visit.
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 will be made for housekeeping services for guests staying longer than 1 week. A onetime cleaning fee of \$75 will be added to your rental rate (see #9 above).
11. **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.
12. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
13. **PARKING** – 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.
14. **GAS FIREPLACE** –You will be given instructions on the use of the fireplace upon your arrival. It is your responsibility to ask questions if you are not familiar with the use of a wood burning stove. No wood fires may be set in the fireplace.
15. **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.
16. **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.
17. **PROPERTY USE** – Is limited to the house, surrounding lawn and garden area and adjacent deck/yoga platform. There is a sandy area by the brook that is great for cooling off, use at your own risk.
18. **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.
19. **FALCON 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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20. **Owners are Matthew & Kathryn Gray.** Owners may be contacted and all payments/contracts should be mailed to:

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

Guest name(s): _____

- Length of stay: xx nights
- Check-in date: _____ 2017 after 4:00 pm.
Check-out date: _____ 2017 by 1:00 pm.
- Number of people in party is x : _ adults and ___ children
- Occasional guests of your party are also welcome; please coordinate in advance with Kat.
- Maximum occupancy of Falcon House is 5 guests.

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

Date: _____

Name(s): _____

Street Address: _____

City: _____ State: _____ Zip: _____

Cell: _____ Tel: _____

Email: guestname@somewhere.com

Signature: _____ Date _____
by: Guest Name