

Vacation Rental Terms and Conditions:

1. A \$300 **refundable security deposit** is required. The security deposit is refunded within 15 days after checkout; less costs of damage, excessive cleaning, additional undisclosed guests, or lost items (unreturned keys-\$25, bath towels-\$25).
2. A non-refundable **cleaning fee** is included in your rent. Guests are asked to wash, dry and put away any dishes and /or cookware used; collect, bag (bags provided) and take out the garbage to the rolling can. Turn thermostats down to 55, shut and lock all doors and windows. We also ask that our guests start a load of towels (washer and dryer provided – located in the separate building at the NE corner of the property).
3. The **cancellation/termination policy** is as follows. A 30 day written notice is required. If it's within 30 days we will make a full refund if we can rent the dates reserved or we will offer alternative dates within 6 months of the original reservation.
4. This unit is a **non-smoking** unit. Renter hereby agrees to reimburse owner for any special cleaning, deodorizing, burn repair or similar expense that may have been caused by smoking or open flames in the unit during renter's tenancy. **No candles or open flames of any kind are allowed.**
5. **Telephones** are not provided. Guests are asked to provide a cell number in the event we need to contact them during their stay at Hewitt House.
6. **Garbage** is collected Monday mornings. Guests are responsible for putting their garbage in the rolling receptacle in front of 3810 (The Last Resort) by 6:30 AM on Mondays. Guests are responsible for any garbage that doesn't fit in the rolling receptacles and must either take it home or transport it to the local landfill. The sanitation company will come onto the property to empty the rolling receptacle. Do not roll it out to the street. Thank you.
7. This home is **furnished** and includes fresh linens/towels, a well equipped kitchen, and a washer/dryer. Complimentary starter supplies of coffee, paper products, soap, etc. are provided upon your arrival. However, these consumable items are not provided during your stay.
8. The owner is not responsible to renter for **damage of losses caused by acts of God**, which may include, but are not limited to; severe weather, rain, flood, hurricane, fire, and the like.
9. Guest(s) will take all reasonable steps to assure that property occupants adhere to the Rules, Regulations, and Laws governing the property (see **Guest Directory** located in the rental unit).
10. Our home is located in a **residential neighborhood** so please keep noise to a minimum especially after 10 PM. **Quiet hours** are 10 PM to 8 AM. Thank you.
11. Only the **number of adults** (over 21), **children and dogs** indicated in the initial reservation request are covered under this agreement. Any additions will require permission from the owner and may result in additional fees.
12. We allow 2 small to medium sized dogs (max 50 lbs.) **with approval**. Dogs are not allowed on any furniture, are not to be left alone in the home unless crated and owners must pick up after their dogs in the yard. Any yard cleanup or damage done is the owner's responsibility and related costs will be deducted from the security deposit. Contact the owners if you plan to bring a dog(s). There is a \$35 per dog one-time, non-refundable pet fee.
13. **Clammers & fishermen** – please do not clean your catches in the homes. There is an outside sink and stainless-steel counter in the back yard of the Big House (3812) available to both rentals. Clean up sink & counter after use.
14. **No parties** are allowed (i.e., bachelor, bachelorette, etc.)
15. **Check in is after 4 PM and check out is not later than 11 AM.** Though rarely required, we reserve the right to refuse service to anyone.

John & Dodie Brunton, Proprietors
503 866-6398 (c)