

# Hathaway's Guest Cottage Policies



**Standard reservations** are open for booking beginning January 1<sup>st</sup> of each new year. On weekends there is a two-night minimum with a check in on Friday or Sunday. Half the payment is due within 10 days from the date booked when the reservation is booked after January 1<sup>st</sup>. The final payment is due 30 days prior to the arrival date.

**Short term reservations** are reservations that are made within a 30-day window of the arrival date. This will require full payment upon booking.

**Check In** time is between the hours of 2pm-4pm. At that time, we verify that we have a credit card on file and provide your key and any applicable instructions. The Hathaway Rental Properties office is open until 4:00pm during the summer months. Call for instructions, if arriving late.

**Check Out** time is before 10am on the day of departure. If you choose to check out before our office opens at 9am, we have a mailbox for your convenience.

**Methods of Payments** for our reservations require an advanced deposit of 50% of the rent total, to hold the rental, due within 10 days from the date the reservation is made. The reservations open on January 1st of each calendar year. If we do not receive your deposit within the 10-day period, your reservation will be cancelled. Final payment, which includes the balance of the rental amount, any applicable security deposit, and any additional fees, are due 60 days prior to arrival. We accept cash, bank checks, money orders, Venmo and credit cards. There will be a 3% surcharge added to every credit card transaction, and checks can only be used for reservations taken more than 60 days prior to the arrival date.

**Cancellation** payments are refundable if cancelled prior to 30 days from the arrival date. Cancellations within the 30-day window of your arrival date will forfeit a full refund. If the Hathaway Rental Properties are able to re-book the rental unit, a full refund will be issued minus a \$50.00 cancellation fee.

**Capacity of accommodations** shall not exceed the maximum of 2-4 occupants in the cottages unless permission is granted by the Hathaway Rental Properties owners. Misrepresentation may result in tenants being asked to vacate the property without a refund. Mobile homes, tents and campers are prohibited, and violators will be asked to leave the premises.

**Shared Property:** All occupants understand The Hathaway Rental Properties is a shared property of which has 7 guest cottages and 1 main farmhouse. On the premises, all occupants have shared access to the pool. The office, laundry room that are within the main farmhouse will be occupied by the Hathaway Rental Properties owners for their use. The garden located outside the farmhouse dining room door area is

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maintained daily by the owners. The back barbeque area attached to the farmhouse is restricted only to the occupants renting the farmhouse.

**Pool Policy:** There is no lifeguard on duty. Tenants will swim at their own risk. Parents must escort and supervise children under age 13. The pool is open at dawn and no swimming after 9:00pm. Please keep the gate closed upon entering and exiting. No diving or jumping in the shallow end.

**Pet Policy:** Pets are allowed in the farmhouse and cottages 1&4. We do not allow pets in other cottages as many people have allergies and we want all of our guests to be comfortable. The maximum allowed pet size is 25 pounds. Pets must be on leads while on property grounds. Pets must be crated if left alone in cottages. Pet owners are expected to pick up any mess from their dog and will be held responsible to pay for any cleaning or damage by their animal.

**Parking** on the lawn is prohibited unless otherwise specified. The farmhouse may have up to 2 vehicles and the cottages 1 vehicle. If more vehicles are needed, the tenants are responsible to request permission from the Hathaway Rental Properties owners.

**Linens** for the cottages are provided. The linen package will include bedding, towels and wash clothes. Beach towels are not included. The cottages are housekeeping guest cottages, not providing daily housekeeping services. Additional towels and linens are available upon request.

## **Not Allowed:**

- **NO parties-** Hathaway Rental Properties accept families and responsible adults only.
- **NO fireworks** on or near the property. There is a designated fire pit for the use of all tenants on the property.
- **NO smoking or vaping** inside any of the Hathaway Rental Properties.

**Trash:** There is a dumpster on the premises for your use.

**Left Items** are not the responsibility of the Hathaway Rental Properties. However, if found during a turnover cleaning, and with your consent, the owners will mail back an item to you at your request and expense.

**We want you to enjoy your vacation!!!!** However, we take our rental policies and town ordinances seriously. Failure to comply may result in eviction without refund. Revised 1/01/2021