



Farmhouse Rental Policies

Standard reservations are for a minimum of one week beginning no earlier than 2:00pm Saturday and ending by 10am the following Saturday. Half the payment is due within 10 days from the date booked when the reservation is booked after January 1st. The final payment is due 60 days prior to the arrival date. Short term reservations are considered during the pre- and post-season upon approval of the Hathaway property owners.

Advanced Reservations are accepted a year in advance providing a \$100.00 deposit and the corresponding date requested has passed in the current calendar year. Current tenants have first right of refusal to re-book their reservation for the same week of the following year. The \$100.00 deposit holds your reservation until the standard reservation period opens on January 1st. Half of the rental total fee, minus the \$100.00 is due between January 1st-January 15st. An email will be sent in December as a reminder.

Advanced reservations are subject to the homeowner's approval and/or any price changes. The \$100.00 deposit will be refunded only if the Hathaway property owner does not approve the reservation. Cancellations of an Advanced Reservation before January 1st forfeit all deposits. If you choose to cancel your reservation before January 1st the \$100.00 rebooking deposit will not be refundable due to loss of rental potential.

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 appropriate Saturday. Please, no late check outs as time is needed to prepare the rental for the next tenant. Tenants are required to clean the rental unit prior to vacating. 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 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 30 days prior to the arrival date. If there is a deposit paid prior to January 1st the **Advanced Reservations** method of payment stipulations apply.

Security Deposit: A \$500.00 Security Deposit (check or Venmo) is required for the main farmhouse. If the property is left in satisfactory condition, the security deposit will be refunded within 7 days of your



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departure. If the property is left in unsatisfactory condition, any cleaning or damage fees will be deducted from the security deposit at the discretion of the homeowner.

Cancellation payments toward advanced reservations are non-refundable after January 15th unless we are able to re-rent the property for the entire rental period. Hathaway Rental Properties will then issue a refund minus 15% cancellation fee. In the event there is a RI state mandate preventing visitors from coming to RI at the time of your rental, you will receive a refund less 10% and any previously incurred fees; the re-renting condition will not be necessary.

Capacity of accommodations shall not exceed the maximum of 8 occupants in the farmhouse 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 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 farmhouse are provided by the tenants, which includes but are not limited to sheets, pillowcases, blankets, towels and any other washable item. There is a linen package available for an



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additional charge of \$50 per bed. The linen package will include bedding, towels and wash clothes. Beach towels are not included.

Housekeeping for the farmhouse is NOT available on a daily basis. The tenants are required to clean the rental unit prior to check out, and complete the check list provided by the Hathaway Property Rental owners. If the house is not left in the same condition as check in there will be a cleaning fee charged to your card on file.

Equipment and Furnishings are provided by the owners of the Hathaway farmhouse to satisfy the needs of the tenants. There can be no additions to existing equipment. You are renting a privately owned home.

Locked Doors to basement, attic, office and laundry room are locked for the Hathaway Rental Properties personal use and convenience. These areas are not included in the rental. Please respect their privacy.

Repairs and Maintenance from time to time may be necessary. The owners may need to enter the farmhouse during reasonable hours to perform minor repairs, and will do their best to contact you prior but is not always possible to call ahead or notify you in advance of these visits. We cannot guarantee the condition of the appliances. In the event an appliance fails to operate during your occupancy, the Hathaway Property Rental owners will make every attempt to have it repaired or replaced as quickly as possible. This includes standard appliances as well as the gas grill and any miscellaneous small electrical items.

Not Allowed:

- **NO house 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. 1/01/2021