

Tree Tops Cottages, 2021 Rental Agreement

The cottages are located at **135 East Shore Rd., South Hero, VT 05486.**

NOTE: Due to COVID-19, there may be changes to this contract as things evolve.

- 1. CHECK IN:** The requested check in time is between 4:00-6:00 P.M. EDT and check out is by 10:00 A.M. EDT. No Early Check-in/late check outs without prior approval. Park by the garage to check in. Please remember that this is not a hotel with a desk clerk and we want to be here when you arrive. If you do plan to arrive earlier than 4:00 PM or later than 6:00 PM we will do our best to accommodate you, but you must let us know.
- 2. All cottages are NON SMOKING and NO OPEN FLAMES** (i.e. candles) are allowed inside (except the gas stove).
- 3. SUMMER WEEKLY RENTAL RATES:** The term of the weekly rental is Saturday-Saturday, unless other arrangements have been made. **"High Season"** is June 12-September 18, and we only rent weekly during this period: 2021 weekly summer rates are as follows: South Bay View (a.k.a. #6) is \$1510.00/week + tax. The Point, North Bay View (a.k.a. #5) are \$1395.00 each/week + tax. High View (a.k.a. #4) is \$1350.00/week + tax. **"Shoulder Season"** is before and after the above dates. "Shoulder season" weekly rates are as follows: South BayView Cottage is \$1250.00/ week + tax and each of the other cottages are \$1150.00/week + tax. (Tax is currently 9%)
- 4. SHORT STAY/WEEKEND RATES-** There is a possibility of a 2 night minimum stay, if availability permits, during the "shoulder season" from our opening in Mid-May. (EXCEPT: For UVM graduation, Memorial and Columbus weekends. There is a 3 night minimum). Short term Rates are usually only available from our opening in May- June 12 and Sept. 18 – our Season Close in October: The 2 night rate for HighView, North BayView and the Point is \$480.00 + tax- 3 night rate is \$625.00 + tax- 4 night rate is \$770.00 + tax. The 2 night rate for South BayView is \$510.00 + tax - 3 night rate is \$670.00 + tax - 4 night rate is \$830.00 + tax. Please inquire about additional days for a stay less than a week during the "off season". If there is a possibility of a short term rental during the "High Season", the above rates will not be in effect.
- 5. PAYMENT/DEPOSITS** – We accept checks or Venmo. We do not accept credit cards. A deposit of 50% of the rental rate is required upon receipt of this contract to hold your selected dates. If booked less than 30 days before, then payment in full is necessary with this agreement. The deposit will be applied toward the cottage rent. **SECURITY DEPOSIT:** In addition, a \$250.00 damage/excessive cleaning/pet security deposit is also required per cottage in a separate check with the last payment. The security deposit will be returned within 10 days of the check out date providing the cottage is found in satisfactory condition and the rules stated in this agreement and posted in the cottage are followed. Should either a part, or the whole, security deposit not be returned a letter of explanation will be sent within 10 days of the check out date. If you have rented before (unless you have pets you must pay the security deposit), the damage deposit may be waived upon request. Please make payments in the form of checks payable to Tree Tops Cottages. The **BALANCE OF RENT**, plus Vermont occupancy tax (currently 9%), is due 30 days before your rental.
- 6. CANCELLATIONS** – A Thirty (30) day written notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty and your deposit will be refunded less a fee of \$75.00. Cancellations or changes that result in a shortened stay that are made less than thirty (30) days of the arrival date will forfeit the full advance payment, unless we are able to rent the cottage. If we are able to rent the cottage, we will return the deposit less an administrative fee of \$100.00. Late arrival or early departure does not warrant any refund of rent or deposit.
- 7. OCCUPANCY/GUESTS-** The occupancy per cottage is as follows: High View (a.k.a. #4) and North Bay View (a.k.a. #5): five (5) people. South Bay View (a.k.a. #6): six (6) people. The Point cottage: four (4) people. One (1) additional overnight guest per cottage will be allowed with a charge of \$20.00 + tax per night. Should one party rent more than 1 cottage, then a group surcharge will be assessed as follows: Rent 2 cottages: \$45.00 surcharge. Rent 3 cottages: \$90.00 surcharge. Rent 4 cottages: \$135.00 surcharge.
Daily Guests: A limited number of daily visitors per cottage must be approved in advance. No charge for the first 2 guests per day. \$5.00 per additional guest per day with prior approval. You are responsible for your guests and are to notify them of the rules. You are liable for any damages/losses that may be caused by them. Pets of day guests must be approved in advance, and must be kept leashed at all times. No sub-letting without written permission from the owners.
- 8. PET POLICY** – With Prior approval, dogs and cats are permitted in rental cottages. There is a maximum of 2 pets per cottage. A pet fee for the first dog or first cat is \$60.00 for the 1st day with \$10.00 additional per day for the 1st dog or cat + tax (i.e. \$120.00/week + tax). The 2nd dog or 2nd cat is \$45.00 for the 1st day with \$10.00 additional per day + tax. You must supply your own pet crate, dog bed, or furniture covers if you allow your pet on our beds or furniture. All pets must have had flea treatment prior to arrival and be up to date on rabies vaccination and all other vaccinations. All pets must be on leashes or in the full control of the pet owner at all times. Pet owners are responsible for cleaning up of any/all pet refuse. All above rules are the sole responsibility of the pet owner. Tree Tops assumes no responsibility for illness or injury that may incur to pets or humans while on the premises/property.
- 9. LINENS AND BEDS-** These are efficiency cottages with partitioned bedrooms. You need to bring your own sheets, bedding, towels, soaps and paper products and are expected to put bed linens on the beds. **NOTE:** due to COVID-19 we will **not** be supplying pillows, blankets or bedspreads in 2021. Rental bedding and towels are available from an outside vendor. We suggest that you contact an outside vendor such as **www.linendrops.com** at least a week ahead of your stay to reserve what you will need. Mention "Tree Tops" in the address so they know where to ship. Everything else you need should be in the cottage. **Bed sizes are as follows:** The Point cottage: queen bed in main room and double futon on enclosed porch. North Bay View (aka #5) 2 queen partitioned bedrooms, plus a twin bed in the main room. High View (aka #4): **NEW 2020:** 1 queen and 1 double partitioned bedroom plus a twin sofa bed in the main room. South Bay View (aka #6): 1 queen and 1 double partitioned bedrooms, plus a twin bed and queen pull out sofa in the living room.

10. THINGS TO KNOW- There is Wi-Fi in each cottage. It is usually sufficient for checking email, but we cannot guarantee enough bandwidth for streaming in each cottage. There are TVs in each cottage. These are housekeeping cottages on a lake water (non-potable) system. You will need to boil water or buy bottled drinking water for drinking. (FYI, we and many neighbors are on the same type of Lake water system. We bathe, wash dishes, cook and brush our teeth with lake water. The only thing we use bottled water for is for drinking.)

11. BOATS – We have rowboats, a canoe, kayaks and paddleboards for guests to share. Per insurance regulations, **ALL** guests younger than 18 must be accompanied by an adult while on any of our watercraft. **ALL** guests of **any** age are required to wear a PFD (lifejacket) while using any of our watercraft. We cannot guarantee that we will have a PFD (lifejacket) in all sizes for every child, so you should plan to bring your own if you want to use our boats. You should know how to use watercraft and be familiar with the Vermont laws for each watercraft used. If you are bringing a boat it can stay on your trailer or be pulled on the beach at no additional charge. If you need to rent the guest mooring (first come/first served) for up to about a 22' or 3000lb boat only), the charge is \$95.00/short stay or per week. Proper mooring and/or trailer security is the responsibility of each guest. We are not responsible for damage or loss to any boat on Tree Tops property. If bad storms are forecast, you may have to remove your boat from the mooring or the beach. Boats may not spend the night tied to the dock. Do not drive any boat trailer past the garage, as there is no place to turn around. All trailers will have to be parked in a designated area of the property and cannot be brought to individual cottages.

12. GENERAL CONSIDERATIONS - The owners are not responsible for any accidents, injuries or illnesses that may occur to you or your guests while on the premises or its facilities. There is no lifeguard on duty, and swimming and boating are at your own risk. The owners are not responsible for the loss of personal belongings or valuables of the guest. No sub-letting without written permission from the owners. The speed limit on the property is 10 MPH. Cottage(s) should be left in the condition found upon check-in.

By accepting this reservation, it is assumed that the information in this agreement and all posted rules are shared with the signer's family or guests. Additionally, it is agreed that the signer is expressly assuming the risk of any harm arising from their use of the premises/property, or others whom they invite to use the premises/property.

Per 9 V.S.A., chapter 138, section 4470, any person may be removed by the owner for: 1. Refusing to pay. 2. Violating any municipal or state law. 3. Violating the published or posted rules of this establishment.

13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance. Email is an acceptable written method. **NOTE: Due to COVID-19, there may be changes to this contract as things evolve.**

Your name: _____

Your address: _____

City, State Zip _____

Your phone #'s: Home _____ Cell: _____

Your email address: _____

Cottage Name/number: _____ Dates of Rental _____

Number of adults: _____ Number of children and ages: _____

Will You Bring pets? _____ If so, # of pets(Cats/dogs. Up to 2): _____ And you agree to the pet policy in #8 _____

Will you bring a Boat? _____ Do you need to rent a mooring? _____

Do you need to rent linens? _____ If so, we suggest that you contact www.linendrops.com

Signature: _____ Date _____

By signing above, I agree to the terms of the above contract.

Please make the check payable to Tree Tops Cottages and mail it with a copy of this contract to:

Tree Tops Cottages, 135 East Shore Rd., South Hero, VT 05486-4911

Home/office phone: 802-372-8376 – Cell phone: 646-256-6743

