

The Red Barn

974 Richard Wolcott Road, Wolcott Vermont

Use of House Agreement

Reservation

- Bookings made are paid in full at the point of booking confirmation
- Reservation is guaranteed on receipt of full payment

Rates

- Rental rates includes weekly cleaning on departure, removal of trash, linens and towels.
- Transportation and travel insurance are **NOT** covered.

Cancellations

- 8 weeks or more before arrival date – %50
- Less than 8 weeks but more that 2 weeks – 30%
- 2 weeks before arrival date – no refund

Use of the house

- The Red Barn operates a strictly **NO Smoking Policy**
- The Red Barn is a privately owned property. The owner reserves the right to refuse rental at their discretion.
- The owner is not responsible for any accident, injury or loss of money, jewellery or valuables of any kind.
- The owner or agent is permitted to enter the premises at all reasonable times for any reasonable purpose connected with the repair, improvement, care and management of the premises.
- The total capacity for the house is 12 persons, total overnight guests should never exceed the property maximum occupancy.
- Should a group be misrepresented, payment of \$100 per night per person will be charged.
- In extreme circumstances the owner/agent has the right to vacate the group with no refund.
- Loud and unruly tenants will not be tolerated. Our home is situated in a quiet residential area and it is important that our neighbours are not disrupted.
- Parking is not recommended to the rear of the house and Barn as accessed is severely restricted in the Winter months.
- Well behaved pets are welcome, however, if any damage is incurred through the pet's behaviour a charge will be made.

- General use of the house, guests shall not disturb, annoy, endanger or inconvenience our neighbours. The dwelling is for residential purposes only. No loud parties or celebratory events are allowed without the agreement from the owner. The guests are prohibited from parking campers, motor homes or tents and campfires without prior notification to the owner / manager.
- If using the hot tub please ensure that you shower and keep the tub clean.

Operations

- Check in is after 3.00.p.m
- Check out is 11.0.0.a.m.
- Your rental house is cleaned thoroughly and inspected before your arrival and when you leave.
- We can arrange for additional cleaning services during your stay at \$25 an hour with a minimum of two hours.
- Evidence of travel insurance is required at the time of booking, the owner will not give refunds for inclement weather including storms, etc.
- Payments are made by cheques or bank transfers in US dollars

Service and Repair

- All equipment and appliances are in working order, please report any inoperative equipment to Mr. Warren Millar 802-888-2296 or at the Lake Elmore Store.
- We will make all reasonable effort to have repairs made as soon as possible.
- No reduction in rent, rebate or refund will be issued for a mechanical failure of air conditioning, dishwasher, washer, dryer, TV or other appliances. You will not be held responsible for repairs beyond your control.

Utilities

- Utilities are included in the rental, excessive electrical or heating use (due for example to windows/doors left open, heating on when not in the house) will be charged.

Legal issues

- Please do not bring dangerous or hazardous materials on to the premises.
- Guests will be evicted if any of these policies are violated.
- Sub letting to third parties is not allowed at any point.