

The Highland Lodge

Rental Agreement

Page 1 of 2

1. The term of this weekly rental is normally from Saturday to Saturday. Payment of half the rental cost is due to complete your reservation. Unfortunately, the half payment on the rental is not refundable should you cancel your reservation with us. However, we will refund it minus \$100 if we are able to re-rent your week.
2. We require a \$500 security deposit that covers damages due to abuse and extensive cleaning, if required. You should normally expect this amount to be refunded to you within 2 weeks of your departure contingent on satisfactory inspection.
3. The balance of the rental payment and the \$500 security deposit is due two weeks prior to the beginning of your rental. If we do not receive the remainder of your rental payment and security deposit two weeks before your rental date, we will cancel your reservation, and you will forfeit your deposit. Please meet these dates as there are no exceptions to this policy.
4. Arrival should be no earlier than 2:00 PM on your first rental date, and departure must be no later than 10:00 AM on the last date of your rental period. This will give us enough time to have cleaning and inventory completed before the arrival of the next guests.
5. The maximum number of overnight occupants is 10, including children. Five vehicles may remain on the property overnight. Daytime use of the property may include a total of 16 people and six vehicles. This policy is instituted due to septic system capacity and out of consideration for our neighbors.
6. No pets are permitted. However, Seeing Eye dogs are welcomed.
7. No smoking is permitted in the house or on the porches.
8. Please separate trash and recyclables and take them to the Town of Inlet transfer station on Limekiln Road. We have instructions posted regarding trash disposal. Please read them carefully since the Town of Inlet requires that they be properly separated for acceptance at the town dump. In the summer, the Town Transfer Station is open from 9 AM to 6 PM. At all other times of the year, it is closed on Tuesday and also closed for lunch from 12 – 1 PM. It is located on Lime Kiln Road east of Inlet off Route 28.
9. Please leave the refrigerator and cabinets clean and free of food.
10. This is a housekeeping rental, so you do have to plan on cleaning the bathrooms, kitchen, refrigerator, and other rooms to leave it in the same condition as on your arrival. We presume it will be clean enough that the two of us in two hours can resupply the paper goods, detergents, mow the lawn, and double check everything before the next renters arrive. If the property is left in poor condition and the cleaning time exceeds this time, we will have to deduct money from your security deposit.
11. We want to encourage our guests to repeat their visit next year. Those guests that clearly abuse the property will not be invited to return and are at risk of losing their security deposit. We will prosecute for damages that exceed the amount of the security deposit. We are hopeful never to have to be put in this situation.
12. The telephone is restricted to local use although you will be able to make toll-free and collect calls. Bring a telephone card to keep your costs down. Be aware that most dial-up numbers for your computer are charged as long distance even though you dial them as local calls. The phone number at the Highland Lodge is (315) 357-4204.
13. We have two indoor fireplaces and an outdoor fire pit area. Please use the fireplaces and firepit safely and responsibly. Always check to assure that the flue is open before using the fireplace. Never leave a fire unattended. Do not make any fires on the beach outside of the fire pit. There is a propane gas grill, so you won't need any charcoal. We supply firewood for the fireplaces and fire pit.

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14. If items are moved around, please return them to their original location. This includes furniture, lawn chairs, and porch items.
15. Bring your own sheets, pillow cases, towels, wash cloths, and dish towels. There are four double beds and two twin beds in the five bedrooms . The beds have pillows, blankets, and quilts.
16. The kitchen is fully equipped with a stove, oven, microwave, two coffee makers, a coffee grinder, mixer, blender, toaster, waffle iron, pots, pans, dishes, utensils, and a dishwasher.
17. Toilet paper, tissues, other paper goods, and hand soap are provided. There are basic staples in the kitchen such as sugar, salt, pepper, and spices.
18. We supply garbage bags, paper towels, and napkins in the kitchen, along with dish detergent and dishwasher detergent. There is a washer and dryer off the sunroom. The laundry is supplied with Liquid Tide detergent and dryer sheets. There is also an iron and ironing board.
19. There is central heating with three zones for your comfort.
20. The antique piano is not available for use
21. Do not peel bark, carve, or mark any of the trees on the property. If there is any damage to the trees, we will deduct money from your deposit, and you will not be invited return.
22. At the end of your stay, please leave the key on the key rack in the sun room entrance.

I have read the above items and by my signature accept the conditions as stated above.

Your week starts on , _____ .

Signature _____ Dated _____

Print name _____

Address _____

City, State, Zip _____

Telephone (_____) _____

FAX (_____) _____

E-mail _____

Return to:

Craig and Sally Woods
27 Tower Road
Hopewell Jct, NY 12533

(845) 223-3800

Email: info@thehighlandlodge.info