

Rental Rules and Regulations

Adirondack Waterfront Properties at Whispering Pines
365 East River Drive Lake Luzerne, NY 12846
518-361-6687

1. Check-In Time is after 4pm EDT and Check-Out is 10am EDT. **No** early check-ins. This agreement does not create a tenancy or residence. You must depart at the appropriate time.
2. This is a **NON-SMOKING** property.
3. **Pets are not permitted** on our property under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT:** A damage/reservation deposit of \$500 is required. This must be received within seven (7) days of booking the reservation. Once the deposit check is received and clears the bank your reservation is confirmed. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is not applied toward rent; however, it is fully refundable at departure, **provided the following provisions are met.**
 - a. No damage is done to our property or its contents beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collections of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in trash cans and soiled dishes are cleaned.
 - d. All keys are returned.
 - e. Any charges accrued during the stay are paid prior to departure.
 - f. No early check-in or late check-out.
 - g. The renter is not evicted by the owner (or representative of the owner), the local law enforcement.
6. **PAYMENT:** An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments in the form of traveler's checks, bank money orders, cashiers' checks or personal checks payable to Adirondack Waterfront Properties. The advance payment is not a damage deposit. The BALANCE OF RENT is due 45 days before your arrival date.
7. **CANCELLATIONS:** A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MAXIMUM OCCUPANCY:** The maximum number of guests per cabin is limited to six (6) persons. An additional charge of \$25.00 per person per night for guests in addition to six (6) will be assessed. Does not include children less than 12 years of age. The maximum number of guests per unit is four (4) persons. An additional charge of \$25.00 per person per night for guests in addition to four (4) will be assessed. Does not include children less than 12 years of age.

9. **FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money and the party will not be permitted to check-in.
10. **PROPERTY MAINTENANCE:** Upon arrival, please report any damages or problems with the rental property as soon as possible. We make every effort to ensure that the property and equipment are consistently maintained and in good working order. However, problems and failures do inevitably occur on occasion. In those situations, we will do everything in our power to repair, replace, or rectify the situation immediately. In the event of equipment, electronics (including internet), appliance failure, or failures due to any 'Act of God' event, we can not provide any refund of rental fees.
11. **RISK:** Use of our property is at your own risk. The **owners are not responsible** for any accidents, injuries or illness that occurs while on the premises or its facilities. This includes the waterfront swimming area. There is no life guard on duty, and our guests are swimming at their own risk. The property owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
12. **WRITTEN EXCEPTIONS:** Any exceptions to the above mentioned policies must be approved in writing in advance.

By signing below, I agree to all the terms and conditions of this agreement.

Signature _____ Date _____

Signature _____ Date _____