

## **RENTAL POLICY**

RE: SUMMER RENTALS - FERRY BEACH, CAMP ELLIS, BAYVIEW & KINNEY SHORES are in SACO, ME + OCEAN PARK is part of OLD ORCHARD & PINE POINT is in SCARBOROUGH.

**PETS:** Pets are allowed at **many** of the cottages & are marked accordingly on the cottage description list & website. Other houses are possible at others with owner's permission. If Pets are authorized by owners, aggressive dogs such as **Dobermans & Pitt Bulls** are not allowed due to insurance requirements and the fact there are a lot of children in the area. Pet owners are to make sure the yard is clean at all times & do a thorough vacuuming inside for dog hairs. Children play in this yard. Also do a thorough vacuuming inside for dog hairs. If your dog is a Lab, Golden, etc., (the kind that like to swim) we also ask you to **dry off the dogs outside** and leave them out until dried off before bring into the houses. Nothing is worse than the smell of "wet dog". I know as I own a Golden Retriever. If a dog causes any property damage, any cost to repair, etc. will be paid by the tenant. (This will be written in the contract.) Some dog owners bring along extra sheets to throw on the couches & chairs, if their pets tend to get up on them. It makes it easier for you to clean when leaving....just shake out the sheets & then toss them in your car for home. Please keep pets out of the bedrooms & off of the beds as hair can get in mattress pads, on pillows and bedspreads/quilts. Someone coming in after may have allergies and this can lead to problems. (Thank you).If a dog causes any property damage, any cost to repair, etc. will be paid by the tenant or the pet owners visiting with the tenant. (This will be written in the contract.)

Also many owners (not all) require additional rent for pets - \$10/day or \$70/wk. It's a lot cheaper than putting a dog in a kennel where most dogs don't like to stay. I know my Golden Retriever wouldn't. Dogs ARE allowed on beach during the day in Saco but **must be leashed and cleaned up after** if needed. City ordinance in Saco lists: "**According to Saco City Ordinance 64-5:**

**A. A dog, while on any public way or place, shall be under restraint, within the meaning of this article, if it is controlled by leash or voice control beside a competent person and obedient to that person's commands or on or within a vehicle being driven or parked on the streets or within the property limits of its owner or keeper.**

**B. The following restrictions apply to dogs on beaches:**

**(1) During the months of July and August, no dog shall be present on any beach between the hours of 9:00 a.m. and 5:00 p.m., unless it is leashed by its owner.**

In Old Orchard & Scarborough, from May to Sept., dogs are not allowed during day but morning & evening hours are okay. Times are posted at beach entrances in OOB.

We rent to family-type people in our area. Not to groups of young people who want to party- I suggest these groups make reservations at one of the motels in Old Orchard. That way there's no problem involved with driving back to the houses in Saco & some in Old Orchard after partying.

**ALL** of the houses are Non-Smoking Units. We ask people who smoke to refrain from smoking inside the units - outside on decks, etc. okay. DO NOT mess up the yards with butts...put in a container of some sort...soda can, etc. (thank you). All units are in family areas and quiet time is expected by 10:00 PM.

All of the cottages are complete with blankets, pillows (some people like to bring their own pillows). There are pots, pans, toasters, dishes, coffee pots; most have gas grilles, some have phones, some have fans, not all, etc. All have cable TV. Eight have an air conditioner. Some houses have VCR's, some have DVD's. You may want to bring one along if you need one and your house doesn't have one. Some have internet connections, some have washer/dyers. IF they have a **particular item**, it should be listed in the house description (for example washer/dryer, DVD, etc). If it's not listed, most probably it doesn't have the item. You **DO** need to bring your own beach chairs, sheets & pillow cases, beach & bath towels (UNLESS specified in house description of house rented). You will need to bring paper products, rubbish bags, laundry & dishwasher detergent (if applicable), soap, etc. as they are not provided by the owners. There are a couple of exceptions for sheets &/or towels. If they are provided, it will be in the house description.

**CLEANLINESS:** The houses/cottages are expected to be left clean, neat & tidy, when people leave, the way it was when you came in. We don't expect heavy spring-type cleanings but we DO expect people to leave the units clean & neat when they leave (swept, no toothpaste on mirrors, refrigerators cleaned, stoves, give toilets a quick swish, stuff like that, etc.) Please clean BBQ grille's on a regular basis if you use it. It's much easier to clean when hot after cooking with a paper towel. Spray with Pam beforehand, makes it even easier. If floors need washing after your use, just give a quick swish also. Most owners have left cleaning supplies. To make sure they are clean for the following guests coming in, some owners have cleaners come in between rentals and some owners do their own cleaning.

Check-in is at 2:00 P.M. on Saturdays and check-out is at 10:00 A.M on Saturdays (except the places that do Friday to Friday rentals, same times). Please put all bedspreads back on the beds after removing your sheets. If mattress pads or bedspreads become soiled during your stay, please launder. If you've moved furniture or beds around for your stay, please put them back the way you found them. If there's a problem with cleanliness when you check in or any other problem, please let me know RIGHT AWAY, before doing any cleaning yourself. Otherwise, I have no "proof" it was not clean when you checked in. I have no way of knowing anything is wrong if I'm not made aware of the situation. If there's a problem, we'll get the cleaner back. .

Saco (Camp Ellis, Bayview, Kinney Shores & Ferry Beach) collects trash early Monday mornings. Barrels are to be put out Sunday evenings if you're there 2 weeks. Otherwise, please put trash barrels at the street curbs for pickup when you check out, be it on Friday or Saturday. **In Saco, we Recycle** - this is mandatory.

For Old Orchard and Pine Point, trash instructions are usually on the refrigerators.

To hold a cottage, a 50% deposit is required. Personal checks are okay and deposits are due in 10 days from receipt of the contract, 15 days for our Canadian neighbors. All rentals are subject to an 8% tax (State of Maine, not my idea but theirs). All balances are due ONE MONTH prior to arrival, (or earlier if you wish). This makes your arrival run much more smoothly with fewer complications for both of us. The deposit & balance payments can be made by personal check, as there is adequate time for them to clear. If you wish, you may pay the total up front too. A personal check is okay (in U.S. \$ funds for our Canadian and foreign neighbors please). If a check doesn't clear and there is a charge by my bank (usually \$10.00), the charge will be added into the balance. Sorry, but I do not accept Credit Cards. However, if for any reason you have a balance when you come up (for example if you've reserved the cottage late in the season) I require a bank check, postal money order or cash.

**CANCELLATION POLICY:** If one has to cancel, deposits will only be refunded if the week reserved is re-rented at the same rate. If I need to re-rent at a lower rate (due to a late cancellation), refunds will be adjusted accordingly, reduced by whatever reduction was necessary to re-rent the house. Deposit money will be returned once I have confirmation of the re-rent and received deposit for it or if the property is actually re-rented at the last minute. If cancelled within 3 weeks of check-in and it cannot be re-rented, there are no refunds. If re-rented with no price reductions, all monies will be returned.

If you have any questions, e-mail me @ [fcasey@maine.rr.com](mailto:fcasey@maine.rr.com) or call: 207-282-2212 (home) or cell: 207-229-2520.