

Stowe Meadows, LLC Vacation Rental Policies

Important Information - Please Read Carefully

Thank you for choosing Stowe Meadows as your vacation home during your visit to the Stowe, VT area. General information concerning our Rental Policies is included below for your convenience. It is important that you read these Policies and that you return one signed copy of these Policies along with your signed Rental Agreement and any deposit monies at your earliest opportunity to secure your reservation.

Reservations are not secured until a deposit and signed documents have been received by Stowe Meadows, LLC.

Welcome to Vermont! We want you to have a wonderful vacation!

PROPERTY LOCATION/DIRECTIONS:

Stowe Meadows is a comfortable and scenic drive via interstate highways from metropolitan Boston, New York and Montreal.

We are located seven miles from Stowe Village. From the Stowe exit (Exit 10) off I-89, follow Route 100 approximately 10 miles to Stowe Village. Continue on Route 100 for approximately 2 miles beyond the Village Center to a right fork at the intersection of Route 100 and Randolph Road. Continue on Randolph Road for approximately ½ mile until you reach a stop sign at the junction with Elmore Mountain Road. Turn right onto Elmore Mountain Road and continue for approximately 4.2 miles to the entrance of Stowe Meadows on your right.

Please note that Elmore Mountain Road is an unpaved scenic road. There are many mountain and meadows views along this way. Please use care when traveling as the road is winding...and the view may be distracting.

RESERVATIONS:

EARLY RESERVATIONS ARE RECOMMENDED.

Our office is open from 9:00 am to 6:00 pm eastern, seven (7) days a week. You can make your reservation by using our toll-free reservation line at 1-888-STOWE-ME (888-786-9363) or by sending a reservation request to thelodge@stowemeadows.com. We will be glad to help you reserve the vacation date of your choice.

If you have any questions after you make your reservation, please call (802) 888-0002.

RESERVATION PERIOD:

Stowe Meadows may be reserved for a minimum of three (3) nights during quiet seasons and may be reserved for a minimum of five (5) nights during holiday and high seasons. See the table below for a listing of seasonal dates and holidays.

If the dates that you requested are unavailable, you may ask to be placed on a cancellation list and will be contacted should a previous reservation cancel prior to your planned arrival date.

You must request inclusion on the cancellation list from which we contact guests on a first-come, first-served basis.

The following rates are per night and are subject to change without notice. Rates are confirmed at the time of reservations. Rates will not be changed after reservation confirmation and receipt of deposit monies per the contract.

<u>Quiet Season</u> 2-night minimum	<u>Regular Season</u> 3-night minimum	<u>High/Holiday Season</u> 5-night minimum
Mid October - Mid December Early May - Late June	Early January - Late March Late June - Late September	Late December - Early January Late September - Mid-October
\$1,050	\$1,250	\$1,500

AVAILABILITY:

We will make every effort to insure that the dates requested can be accommodated. Once your deposit and rental agreements are received by Stowe Meadows, we will confirm your reservation in writing (via email or post mail). In the unlikely event that the house becomes uninhabitable prior to or during your reservation period, all rental fees will be refunded and Stowe Meadows will attempt to find alternative lodging on your behalf.

INITIAL PAYMENT:

A payment of one half (50%) of the rental fee, the 100% of the security deposit, the signed Rental Policy Statement, and the signed Reservation Rental Agreement is required to confirm your reservation. Reservations will be held no longer than seven (7) days after your reservation request to allow the required payment to reach us. If payments are not received within seven (7) days, reservations will be cancelled without notice. Payments may be made by cash, money order, cashier's check, traveler's check, or bank-certified check. Personal checks are accepted only if you are paying more than thirty (30) days in advance of check-in.

A valid major credit card will be required to secure your reservation. This number will be held on file until check-out. Credit card numbers will not be maintained in our files after the day of departure.

RENTAL AGREEMENTS:

Initial payments must be accompanied by a completed and signed [Reservation and Rental Agreement](#) and a signed Rental Policy Statement. These documents can be found on our website at www.stowemeadows.com/agreements, or can be emailed to you upon request. No reservation is confirmed until we receive these two rental agreements completed and signed by you.

FINAL PAYMENT:

Final Payment of the rent, including a 9% VT state room and meals tax, a cleaning fee of \$250.00, and the security deposit is due no less than thirty (30) days prior to your check-in date. If a reservation is made within thirty (30) days before check-in, all payments are due within three days of the request but in no case later than check-in. No personal checks will be accepted for the balance due on payments made within thirty (30) days of check-in.

There will be no credit given for early departures.

CHECK-IN AND CHECK-OUT:

Check-in will be at 4:00 pm at the property on your initial day of stay. If you plan to arrive after 5:00 pm, please call to coordinate your check-in with the owners. You are considered a "no show" if you have not arrived by 9:00pm on the first day of your reservation (unless other arrangements have been made prior to your arrival). No-shows will forfeit 100% of their rental deposit monies.

Check-out is at 11:00 am sharp on your scheduled date of departure. Should you require a late check-out, arrangements can be made in advance with the owners. If a late check-out can be accommodated, a fee will be reviewed with you. Late check-out fees range from \$100.00 to \$500.00. If you are delayed in your check-out time by more than four (4) hours, a mandatory fee of \$500.00 will be added to your bill. **Check-out times after 4:00pm on your scheduled date of departure will incur a 1-night additional fee at the current rental rate.**

PHONE PAYMENTS:

Prices quoted on our Website are for cash payments made in person or by mail. If you would like to pay by phone, a non-refundable fee of 2.5% to accommodate this convenience will be included as an additional charge.

TAXES:

A 9% Vermont room and meals tax is due with your final payment.

SECURITY DEPOSITS:

A security deposit of \$3,000 is required on all rentals regardless of the number of rental days. At check-in, the owners will walk through the house with you and review all systems including electronics, accessories, kitchen and bath features, etc. The security deposit can be used to repair damage or special cleaning required as a result of your stay. The house will be inspected after your checkout and the deposit returned (less any allowable deductions) within 14 days from the date of departure.

CLEANING FEE :

A \$250.00 cleaning fee will be added to your bill. This fee provides for cleaning of the house after your departure. The fee also includes cleaning of all sheets, towels, kitchen towels and linens used during your stay. Cleaning of stains on carpets and/or furniture are NOT included in this cleaning fee. Any cost of cleaning stains or repairing damage, beyond normal wear/tear, will be deducted from your security deposit.

BED LINENS AND TOWELS:

Bed linens and towels are provided for your stay. Cleaning of all linens is included in the \$250.00 mandatory cleaning fee.

OCCUPANCY:

Occupancy is limited to the number of guests noted on your Rental Agreement Form. No additional guests are allowed during your rental period without prior approval by the owners. Under no circumstances are more than 10 persons (including minor children) allowed during your stay. We will not allow overcrowding of the home. No RV.s or campers may be used or parked on the premises during your stay.

NO GROUPS - NO HOUSE PARTIES:

If a group misrepresents itself to be a qualified renter as outlined in the Rental Agreement, and reserves the property, there will have been a material breach. Owner or Agent reserves the right to refuse occupancy or have the Property vacated without refunding any funds previously paid should occupancy exceed level indicated on the Rental Agreement.

UTILITIES:

NO UTILITIES ARE GUARANTEED! Public utilities are beyond our control. No refunds will be given because of failure of power, TV, water, telephone, etc., not caused by the owner. A generator is provided during your stay that will provide temporary utilities to major systems of the house (heating, kitchen electricity, master bedroom electricity, garage electricity).

TELEPHONES:

Local and long-distance calling (within the US and Canada) is available during your stay for no additional charge. Overseas (International) and other toll-based (ie 900 number) calling is NOT included and should be billed to your personal calling card or credit card. Any fees for long distance calls outside of the domestic US and Canada made during your stay will be deducted from your security deposit plus an additional handling fee of \$50.00.

TELEVISION SERVICES AND PAY-PER-VIEW SERVICES:

We are pleased to provide satellite television service during your stay. Should you wish to rent a "pay-per-view" movie during your stay, please notify the owners upon check-out so that the appropriate viewing fees can be added to your bill. Failure to notify the owners that additional TV services have been ordered will result in a \$50.00 handling fee in addition to services ordered during your stay.

FURNISHINGS:

Stowe Meadows has been completely furnished by the owners. The house is equipped with basic housekeeping items such as furniture, kitchen appliances, pots, pans, dishes, and silverware. Tenant must supply all kitchen and bath paper products, bath, kitchen and laundry soaps. Basic kitchen / refrigerator supplies are available. Please replace any items used during your stay.

Please do not rearrange furniture or take deck furniture to the pond. Bedspreads, blankets and linens will be cleaned upon your departure. This cleaning is included in the \$250.00 cleaning fee. Please do not rewire, relocate or change any existing TV, stereo, speaker or clock/radios during your stay.

PETS ARE NOT ALLOWED WITHOUT OWNER'S ADVANCED CONCENT:

ABSOLUTELY NO PETS will be allows during your rental without prior agreement/approval by the owner! Renters bringing pets to the property without permission of the owners will be required to vacate the premises without refund. All fees will be imposed and the security deposit may be forfeited. Approved pets will require an additional security deposit of \$1,000 and an additional cleaning fee of \$150.00.

CLEANING:

You are expected to use the house with care and leave it undamaged. When you check-out make sure all doors and windows are closed and locked. A cleaning service will arrive on your date of departure by 11:00a.m. Please be certain that you have made arrangements to depart

at the noted check-out time. If you require a late check-out, prior arrangement with the owners is required. A late check-out may carry an additional fee.

REFUNDS OR REBATES:

NO AMENITIES ARE GUARANTEED! There will be NO refunds because of the malfunction of the contents of any of the house. Stowe Meadows will provide the house and all contents to you in good working order and any problems will be addressed as quickly as possible. Every effort has been made to provide accurate information about the house before you arrive. There will be no refunds due to inclement weather.

There will be no refunds for early departure.

DEPARTURE:

You must vacate the house on the last day of your stay by 11:00 am. Garage door opener should be returned to our office. No refunds will be given for early departures.

ITEMS LEFT IN HOUSE:

We can not be responsible for any personal items left in the house. If after check-out you request that we search for a forgotten item, we will return any found items by mail C.O.D. with a service charge of \$20.00.

I, _____, have read and understand the Stowe Meadows Rental
RENTER'S NAME

Policies and agree to follow all property guidelines as noted and agree to pay all fees as noted in the document and in the Stowe Meadows Rental Agreement.

Renter Name

Date