

# Cherry Dip Cottage

## Rental Agreement

We require guests to fill this form out when they make their final payment 30-days prior to arrival. We use EchoSign so you can digitally sign online from your home. This is the rental agreement, house rules and check-in information so read prior to booking your reservation.

### **From: Matt & Nicole Zito**

We are excited to have you as guests. Nicole and I built the Cherry Dip Cottage in 2007 fulfilling a dream we had to build a home on the water in Maine. We did it and now we are sharing the home with others like you and your family. Cherry Dip Cottage is our home so we ask that you respect the house and take care of her while you're here on your short stay. We have faith in people and have tried to keep the house affordable to rent without asking you to put up \$500 cash as a security deposit like other rentals. The \$39 CSA Travel Protection you purchased covers "unintentional" damages up to \$1,500. If you accidentally break something or cause unintentional damage, please contact us, or our property management company before you checkout, so that we may request CSA Travel to reimburse us directly for the break or damage.

When you check into a hotel they ask you for a credit card to cover any incidentals and we do as well. Unfortunately we won't be at the house to meet you when you check-in so we ask for the credit card #. A list of possible incidental charges you could incur is listed in this document.

***NOTE: We will NOT charge your credit card for any incidentals without talking to you first.***

If you have any questions please email or call us.

Sincerely,

Matt & Nicole Zito  
Owners, Cherry Dip Cottage  
207-460-0740

Name on Credit Card:

Credit Card #:

Expiration Date:

Security Code:

**Guests staying in the house**

Guest #1 The main person in charge of the house/reservation

Name:

Address:

City, State, Zip:

Email address:

Phone #:

Guest #2

Name:

Address:

City, State, Zip:

Email address:

Phone #:

Guest #3

Name:

Address:

City, State, Zip:

Email address:

Phone #:

Guest #4

Name:

Address:

City, State, Zip:

Email address:

Phone #:

Guest #5

Name:

Address:

City, State, Zip:

Email address:  
Phone #:

Guest #6  
Name:  
Address:  
City, State, Zip:  
Email address:  
Phone #:

NOTE\* If you have more than 6 people there is an extra \$25 per person charge per day. Maximum capacity is 8 people.

### **Arrival & Departure Information**

#### **Cherry Dip Cottage**

14 Robbins Point Road  
Gouldsboro, ME 04607

A House phone for your use, includes unlimited local and long-distance calling.

#### **Driving Directions**

From Ellsworth Maine

Rt. 1 North (Coastal Route) DO NOT GO towards Bar Harbor.

Drive approximately 21 miles on Rt. 1

Turn right onto Robbins Point Road, 1/10 mile past West Bay Road.

House is on right. There is a mailbox with Zito on the side.

#### **Keys**

Key drop box is on the front porch entrance on the backside of the railing. Enter the code: (This given to you with final payment).

There are 2 keys. When you checkout leave the keys on the kitchen table. NOTE\* A \$10 charge will be applied to your credit card for each key that is lost.

#### **Check-In**

Check-in is after 4:00 PM EST.

#### **Check-Out**

Check-out is 10 AM EST. This is mandatory, as we have guests checking in the same day you leave. There are no exceptions. There is a \$100 per hour late fee for each additional hour of departure

### **Exit/Check-out Interview**

Our property management company will conduct an exit/checkout interview with you prior to check out.

**Unintentional Property Damage/Break/Accident:** If you unintentionally damage, break or make an accident in the house, please call our property management company immediately so we can have the repair made before the next guests arrive.

### **Help – Home Manual/User Guide/Property Management/On-Site Assistance**

If you have any issues at the house please do the following.

1. Check the Home Guide/Users Book first. This is located in the house on one of the coffee tables. We answer questions in here like how to turn on the TV, how to use the DVD player, how to operate the washer, where to eat, shop for food, where to kayak, how to get to the Acadia National Park and vacation tips.
2. If the home guide/user manual doesn't help you then call our property management company.
3. If they are unreachable contact us directly Matt & Nicole Zito – home owners 207-460-0740

### **House Amenities**

2 bedrooms – king size bed, 2-twin beds

2 bathrooms – Jacuzzi tub 2<sup>nd</sup> floor, shower 1<sup>st</sup> floor

Pillows, sheets, blankets and towels will be provided.

Phone – free local + long distance calling.

High Speed Wireless Internet

Direct TV – ESPN, Golf Channel, NESN –yes Red Sox games!

Finished walk out basement with small deck – Full size futon sleeper sofa.

Full Kitchen – dinning table, full refrigerator, Bosch gas stove, Bosch dishwasher, pots & pans, utensils, glassware, microwave.

Included and provided – paper towels, toilet paper, dishwasher soap, washer detergent, garbage bags.

Extensive Library – Travel, Food, Business books.

Charcoal grill for grilling – you need to buy charcoals.

Hammock -on the water

Outdoor Picnic Table, 2 Adirondack Chairs

### **House Rules**

No smoking! If you have to smoke, please smoke outside away from the windows. There is a \$1,000 charge if you smoke in the house. We will not tolerate any smoking in the house.

Garbage goes in the bins out back underneath the shed. The garbage will be collected by our property management company when you check-out.

No RV's or Campers are permitted on the property.

Do not use the wood stove. This is not operational in the summer.

Dogs: We are dog lovers so up to 2 dogs are allowed. NO cats as we are allergic to cats. Please pick up after your dog.

### **House Cleaning**

We ask that you make the house as presentable as it looked when you arrived. This will make sure there are no extra cleaning fees charged.

-Place any dishes in the dishwasher and run the dishwasher before you checkout.

-Place all your towels, sheets and pillow cases by the washer and start 1 load before you leave.

-Place all the garbage in the trash cans out back.

-Place the keys in the lock box and lock the doors when you check-out.

NOTE\* It costs \$75 for the house to be cleaned for up to 3 hours. The \$75 cost of the cleaning is included in your rental rate. If cleaning hours exceed 3 hours you will be charged \$25 for every extra hour of cleaning.

NOTE\* This only happens because people leave the house un cleaned.

### **Rental Payment**

50% deposit of rental payment is due at time of booking. Credit cards accepted. Deposit payment is NON-refundable.  
Final rental payment is due 30-days prior to arrival. All rental payments are NON-refundable 30-days prior to arrival.  
7% Maine State Tax.  
\$39 CSA Travel Property Damage Protection.  
Cleaning fee is included in the rental payment.

### **Incidental Charges**

- \$10 charge per lost key
- \$25 fee per day for the 7<sup>th</sup> or 8<sup>th</sup> person in the house.
- \$100 charge per hour due to late check-outs after 10AM EST.
- \$1,000 fee for smoking in the house.
- \$25 charge per hour for every hour of cleaning after 3 hours.

NOTE\* No incidentals will be charged without contacting you first.

**CSA Travel Property Damage Protection** – this has been documented for your convenience.

Included in your rental is Property Damage Protection. Although you remain responsible for the care and condition of the vacation rental property, Property Damage Protection provides you with protection against unintentional damage without the need to tie up your money with a large security deposit. When you agree to rent the property, you are agreeing to accept of the Property Damage Protection and the terms and conditions, which apply to the plan.

Terms & Conditions - Full details of the Damage Protection coverage are contained in the Description of Coverage link below.

<http://www.maineoceanfrontcottage.com/wp-content/uploads/2012/01/CSATravelProtectionCoverageDetails.pdf>

By agreeing to rent this property I agree to the terms and conditions under the plan and understand that certain policy restrictions apply. I authorize and request CSA Travel Protection and Insurance Services (CSA) to pay directly the property owner or property management company the amount due to me under the terms and conditions of the Property Damage Protection policy.

Renters will be completely responsible for any and all damage to the home or property caused by Renters, whether accidental or due to Renters negligence. However, Renters understand that the rental includes an accidental damage rental policy providing up to \$1,500 in accidental damage protection provided Renters notify the owner and assist the owner in making a claim. Renters understand that Renters are responsible for damage beyond the coverage provided by the accidental damage insurance. Renters are also responsible for damage that would have been covered by the accidental damage insurance if Guests fail to advise the Owner of the damage and provide the necessary information that would allow the Owner to file a claim against the policy.

By making a final payment for the rental of the Cherry Dip Cottage located at 14 Robbins Point Road, Gouldsboro, Maine, I and all the guests staying in the house agree that we have read this agreement and agree to the house rules, incidental charges, and conditions set forth by the owners, Matt & Nicole Zito. I also understand that the final payment is NON-refundable within 30-days of arrival.

Name:

Signature:

Date: