

# *Timm Associates, Inc.*

ADIRONDACK PROPERTIES AND BUSINESSES



## **Rental Policy**

We require half of the rental fee to secure your reservation. 30 days prior to your arrival, the other half of the rental fee and the damage deposit (typically \$500) are due. Any returned checks will result in a \$50.00 charge for each check returned.

**Cancellation Policy:** In the event you need cancel your reservation, we will charge a cancellation fee of \$75.00. In addition, the Reservation Guarantee will not be refunded unless we are able to fill your reservation for the dates cancelled.

**Check in Time:** 3:00 PM, **Check out Time:** 10:00 AM. These arrival and departure times must be strictly observed. Our housekeepers will be at the home on time to prepare for the next guest. Failure to depart within 30 minutes of check out time will result in a \$50.00 charge against your security deposit.

Capacity of our rentals is limited to a set maximum of people. No additional Day or Night guests are allowed above this maximum number. Violation may result in eviction and /or loss of security deposit.

On arrival please report any damages or other negative conditions to your rental agent. Otherwise you will be charged for these after our next inspection immediately following your departure. Any damages done to the interior or exterior will be assessed on a case-by-case basis. Decision of the owner and/or rental agent will be final.

Each home is inspected thoroughly immediately following each and every departure. The replacement cost of missing or damaged items will be deducted from your security deposit. Any extraordinary cleaning that the housekeepers have to do once you leave the premises will result in a deduction in your security deposit. **The house should be left in the condition it was received.** Example--vacuum, sweep, wash and put away dishes, and pick up all papers and garbage. Make sure all garbage is taken with you out of the home, garage, and off the premises.

Pets are not permitted on certain properties. Violation will result in the loss of the security deposit and possible eviction.

Parking for your vehicles is limited to this property or on the street, if available. Please DO NOT intrude onto neighboring areas.

The water system is usually supplied by a well and served by a septic tank. DO NOT FLUSH disposable napkins, diapers, and etc. down the toilet (use a lined wastebasket). DO NOT run water unnecessarily.

Town and State ordinances govern the use of our lakes and streams. Please follow and obey these laws and regulations. Use of soaps, shampoos or other chemicals in or near the water is strictly forbidden. Operation of watercraft is also governed by NYS laws which cover age of operators, speed, alcohol use, noise, wakes, and proximity to land and other watercraft. Our waterways are patrolled for your safety and violators are subject to severe penalties. Please respect your neighbors and exercise caution when swimming, skiing, fishing, sailing and motor boating. **Personal flotation devices** and other safety equipment are mandatory. Exercise caution when jumping or diving in the water.

2972 ROUTE 28, OLD FORGE, NEW YORK 13472

P 315.369.3951 F 315.369.2643

WWW.TIMMASSOCIATES.COM

PAGE 1 OF 2

# *Timm Associates, Inc.*

ADIRONDACK PROPERTIES AND BUSINESSES



Fires should be kept under control. Outdoor fires and ashes must be doused with water if you plan to leave it unattended. Do not burn garbage or brush outside. Indoor fires should be small and damper kept open until the fire is completely out. DO NOT burn pine, brush, leaves or garbage indoors if there is a fireplace or woodstove. Know where the fire extinguishers are located.

Turn off all electrical appliances, lights and heat upon your departure unless instructed otherwise by the rental agent.

Trash removal is your responsibility. Please separate and clean all bottles, jars, cans, and plastic containers for recycling. **Clear** plastic bags must be used only. Trash and recyclables shall be removed by tenant upon departure. Tenants shall be charged for removal and/or sorting of trash left behind at a rate of \$15.00 per hour and \$15.00 per bag.

Quiet enjoyment is for everyone. Loud noise and intrusive behavior are not allowed, especially after 10 pm. Respect your neighbor. Unruly behavior may cause immediate eviction and forfeiture of all monies paid.

Telephone service may be available at your home. Long Distance or Toll calls must be made collect or with a credit card. Any calls found on the next phone bill may result in the loss of your security deposit.

Any garbage that is left in the house, or not put in a recyclable manner, will be subject to a fee. This charge will be deducted from the security deposit. (Please make a note of when the garbage is picked up at the house. Bag all garbage in clear plastic bags and bring to the road on that morning only. **Garbage left outside overnight will attract bears and other animals. This creates an extremely dangerous health and safety issue for you and your family as well as the local wildlife.**

Any items left in the refrigerator will have a \$5.00 per item removed from your security deposit.

Upon departure, please return all keys to the rental agent at the office of Timm Associates. Failure to do this will result in a \$10.00 charge for each key.