

**CHECK-IN TIME 4 PM**

**CHECK-OUT TIME 10 AM**

These arrival and departure times must be *strictly* observed. We need time to clean & prepare for the next guest. THANKS!

**CAPACITY** of this property is **30 people**. This includes both day and night guests. No parties are to be had on the property. Violation may result in loss of security deposit and/or eviction.

**ON ARRIVAL** Immediately report any damages to the Owner, John Trickey at (585) 415-4466 or Owner's Agent. Otherwise, you may be charged after departure. Please report any items of disrepair and other problems you find and we will do our best to correct them.

**WASTE WATER** usually flows to a septic tank. **DO NOT** flush disposable napkins, diapers, feminine products, etc. down the toilet. For these types of items, use a lined wastebasket. Please do not let the water run unnecessarily as this affects both the well and septic systems.

**LAKE USE** is limited only by strict State and Town pollution and Navigation Laws. It is illegal to bathe, shampoo hair, dispose of chemicals or other debris in the lakes. **ALL MOTORIZED WATERCRAFT** operators must obey NYS speed limits, DWI and noise regulations. **Swimming is at your own risk.** Please exercise care. Do not dive in unless you know what is under the surface.

**FIRES** should always be watched and kept under control. **Douse the ashes of outdoor fires before you leave the site.** Indoor fires should be small and the flue damper left open until the fire is completely out. **DO NOT** burn pine indoors. **BBQ** a safe distance away from buildings and decks. **Know where the fire extinguishers are located.** **DISCHARGING FIREWORKS or FIREARMS is PROHIBITED** by law and are **PROHIBITED ON THE ALBEDOR** property.

**SMOKING** is not permitted inside any of the buildings on the premises. **PETS** are NOT permitted on the property.

**QUIET ENJOYMENT** is for everyone. Loud noise and intrusive behavior are not allowed - especially after 10 PM. Unruly behavior may cause immediate eviction and forfeiture of all monies paid.

**MAINTENANCE** Owner's responsibility does not include snow or ice removal, leaf raking, etc., from any walkways or decks at the subject premises. Especially during the winter, when there are inherent risks due to uncontrollable weather conditions. Renter must use appropriate diligence and common sense in using the premises. **Keys** for the property are not to be duplicated. If evidence is found that unauthorized duplicate keys exist, you may be held accountable.

**REMEDY LIMITATIONS** In case the subject premises is unavailable due to fire, acts of nature or other conditions, the sole liability of the owner will be a refund of consideration tendered by renter, for the time the property is unavailable. No refund will be provided due to inoperable appliances, short term power black-outs, or maintenance or repairs.

**TRASH DISPOSAL** is your responsibility. All townships in this area recycle. Use **CLEAR** plastic bags only. *MUNICIPAL GARBAGE SORTING RULES, SCHEDULES & OTHER INFORMATION ARE POSTED with this form AT THE ALBEDOR.*

**ANY SPECIAL INFORMATION** will be posted with these rules at the rental property.

**It is imperative and implicit to your stay that you understand and abide by the obligations, restrictions and rules which pertain to renting The Albedor.** The information here will assist you in making your stay with us as enjoyable as possible. Violation of the obligations, restrictions, rules or any damage done to the property or its contents could result in immediate eviction, or loss of security deposit. All incidents will be handled case by case with the owner's decision final.

**ON DEPARTURE** Please leave the property "the way you found it"! You will be charged for any furniture that is moved from its original area.

**LEAVE THE KEYS** inside on the kitchen counter.

**CLEANING** before leaving should be "basic" ("broom clean") for all rooms. No dirty dishes, utensils, etc. NO FOOD or TRASH should be left *anywhere* on the property inside or outside.

**SHEETS & TOWELS** Unused sheets and towels should be left where they were found. All used sheets & towels must be piled in the coat room adjacent to the front door upon departure.

### **EXTRA CHARGES**

**FAILURE TO DEPART BY 30 MINUTES AFTER CHECK-OUT TIME = \$100.00.**

Call Owner or Owner's Agent if you're having trouble leaving on time.

**OCCUPANCY ABOVE CAPACITY = Loss of all monies tendered & you will need to vacate.**

**RETURNED CHECKS = \$20.00 each**

**UNAUTHORIZED PET on the premises = Loss of Security Deposit.**

**REPLACEMENT KEYS = \$20.00 each**

\_\_\_\_\_  
Renter Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date