

# COMERFORD COTTAGE

**RENTAL INFORMATION**

**FRYE ISLAND, MAINE**

Dear Welcomed Guests,

We hope you enjoy your stay on beautiful Frye Island. Please follow our few house rules to ensure a pleasant stay for our next renters.

1. All trash is to be removed from the premises as per the instructions posted on the cottage bulletin board.
2. No pets.
3. No smoking.
4. Please wash and put away all dishes used while renting.
5. Please wipe clean all counters and tables.
6. Please strip and cover all beds with bedspreads only, ready for next renters.
7. Please vacuum all carpeting.
8. Please sweep and/or mop all bathroom and kitchen floors.
9. You may use any food or paper products, however please replenish for our next renters.
10. For additional information, please review the cottage bulletin board.

NOTE: A charge of \$75.00 will be deducted from your security deposit if the above cleaning has not been completed.

# RESERVATION INFORMATION

Basic information to keep in mind as you review the rental information:

- ❖ **Rentals are from Saturday to Saturday** in peak, low and off season. Long weekends are also available during the off season. Check in is 2 p.m., check out by 10 a.m. All keys must be received to the owners either by hand delivery or by mail within 3 days from last rental day.
- ❖ **The cottage is furnished**, including pillows, blankets and kitchen equipment. All renters are to bring their own sheets and pillowcases, bath and kitchen towels, toilet tissue, cleaning supplies, paper towels, trash bags, etc.
- ❖ **To hold the cottage** for you, we must receive 50% of the rent within a week of your verbal commitment. Since mail delivery is variable, we tend to give you the benefit of the doubt and wait a few days before releasing the cottage, but we don't want to hold it off the market any longer than necessary, so if you change your mind about the rental for any reason, we appreciate your courtesy in calling to let us know.
- ❖ **When you choose to stay at our cottage**, we send a Rental Agreement, listing all charges and how much to send for a deposit. When we receive your deposit and the signed Rental Agreement, we send a Confirmation. The remaining rent and any security are due no later than 21 days before your vacation begins. If the final rental balance is not received within this timeframe, payment to ensure cottage availability can **ONLY** be made by money order or certified check. No personal checks will be accepted.
- ❖ **For last minute rentals** (less than 21 days before arrival), the total rent and all deposits are **due immediately** in the form of a money order or certified check.
- ❖ **Security deposits** are in case of loss, damage, trash removal, or more-than-usual cleaning needed after your departure. You are responsible for leaving the cottage neat and tidy, with beds stripped, floors swept, trash removed, dishes washed and put away, and the premises clean. Trash must be disposed of according to owner's instructions.
- ❖ **Telephones:** The cottage has blocking service. This allows you to receive all incoming calls except collect calls, and to make outgoing local calls, but no outgoing long-distance, unless made collect or with a charge card.
- ❖ **Cancellation:** If you need to cancel, your deposit (or full payment) will be returned only if the cottage is re-rented. Your payment will not be returned if the cottage is not re-rented. The sooner you let us know about your possible need to cancel, the more likely we will be able to re-rent.

# COTTAGE SUMMARY

84 Leisure Lane

**WEEKLY RATE:** **PEAK** \$1,450.00  
**LOW** \$1,275.00  
**OFF** \$1,100.00

**Security Deposit:** \$200.00

**House Style:** ranch **Color:** tan / light green trim  
**Lot:** Wooded – facing west

**Waterfront:** Yes – sandy/pebbles **Boat Launch:** Yes – ferry landing  
gradual entry into water

**Phone?:** Yes  
**Water:** community

**Max Occupancy + Overnight Guests:** 8 + 0 **Parking:** 4  
**Bedrooms:** 3 1 DBL, 1 DBL, 4 TW

**Furnishings:** family mix  
**Outdoor Furniture:** Yes

**Smoking Permitted?:** No **Pets?:** No

**Deck:** Yes – lakeside **Picnic Table:** Yes  
**BBQ:** Yes – gas

**Stove/Oven:** Yes/Yes – Gas **Refrigerator:** Yes  
**Microwave:** Yes **Toaster:** Yes  
**Dishwasher:** Yes **Coffeepot:** Yes

**Bathroom:** 1 **Tub:** Yes **Shower:** Yes

**Washer/Dryer:** Yes/Yes **Vacuum:** Yes

**Fireplace/Wood Stove:** No/No

**Radio/CD player:** Yes **Cable:** No **VCR:** Yes **TV:** Yes

**Games:** Yes, cards and misc. board games

