

## LAKEVIEW COTTAGES RULES / POLICY AGREEMENT

**Property Address:** 422 N. Ferry Street (Corner of Fitch and Ferry Streets), Ludington MI 49431

**Age Requirement:** You must be 21 years of age to make a reservation. Individuals misrepresenting themselves will lose monies paid and rights to stay at Lakeview Cottages.

**Reservations:** Cottages #4 and #5 are available to rent. To confirm reservations a 50% deposit payable by check, money order or credit card will be due within 7 days of placing the reservation. The balance is due 30 days prior to the arrival date, payable by Visa, Mastercard, AmEx, Google Pay or Apple Pay. **NO PETS ALLOWED AND NO SMOKING INSIDE THE COTTAGES.**

**Amenities:** Cottages are complete with WiFi, Roku streaming, kitchen with all cooking and eating utensils, toaster, coffee maker, microwave, outdoor gas grill and picnic tables. We will start you out with the following items, *we do not restock these items during your stay:* bar soap, garbage bags, toilet paper, paper towels, dish soap, towels, linens. You will be charged for stained or damaged towels (\$20), sheets and bedding (\$50 each) and rugs (\$200). Missing items or damages to pictures, appliances or any other attachment or property of the cottage will be charged at full replacement cost. The cottages do have A/C, however, if doors or windows are left open when A/C is in use there will be a \$50 per day additional charge. Please do not rinse sand down the drains, all sand should be rinsed off prior to entering the cottages. Do not flush anything down toilets other than toilet paper (no wipes, tampons, paper towels etc). Please do not take the cottage belongings outside, nor take bath towels and blankets to the beach. Please bring your own beach towels for use at the beach.

**Cancelations and No Shows:** All changes or cancellations must be placed 60 days prior to the arrival date to receive a full refund of the deposit amount, and 30 days prior to arrival for a 50% refund. There is no refund after that period of time.

**Check In/Out:** Check in time is anytime after 3:00 pm (no early arrivals). Check out is by 10:00 am (no late checkouts as time is needed to sanitize for the next guests).

The cottage should be left in the same condition it was found. Please clean out refrigerator and freezer, wash all used dishes and utensils, return all indoor and outdoor furniture to its original location, turn off all lights, coffee pot and A/C, trash must be bagged and placed in the outdoor receptacle. Place used towels only in the tub/shower. Please the keys on the table and leave the door unlocked. No smoking of any kind inside the cottage.

**Keys:** One key per cottage is provided. In case of lock out, please call (224) 501-6449. There is a \$25 charge for a lost key.

**Illegal and Unacceptable Activities:** Any illegal activity will result in the termination of your stay and forfeiture of all fees paid. Any noise complaint resulting in police response will be handled the same. Any bonfire on common ground must be put out by 10:00 pm, and all noise must subside by 11:00 pm.

**General:** As in any home, appliances, A/C and heating units, TV, gas grill etc. may potentially malfunction. We will make every effort as soon as possible during your stay to repair, however, you will not be issued a refund for such malfunctions. Please report any maintenance issues immediately. Lakeview Cottages are not responsible for any lost or stolen property or acts of nature such as power outages.

**By signing below, you are agreeing to the terms and conditions as set forth within these guidelines.**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_