

Sunrise Landing Vacation Rental Option Policies
Please read carefully

- **VACATION RENTAL OPTION AT SUNRISE LANDING:** Sunrise Landing is located at 4986 Apple Road, Dundee NY. 14837. Apple Road extension is a non-public road which winds down through the woods. The road is unpaved and all using the road must drive slowly. The Iris and Sunflower Apartment Suites are luxury Bed and Breakfast Suites with full kitchens. The Iris has a dishwasher, the Sunflower does not. These same, lovely apartment suites can be booked as B&B accommodations, for shorter stays or by the week, with breakfast and other amenities such as daily cleaning, snacks during the day, and use of common areas. We have made them available with this rental option for 3 nights or more), at a cost savings, for those who prefer not to have breakfast included, and feel they do not need the daily housekeeping which is provided with the Bed and Breakfast option. Light housekeeping can be provided at your request for additional charge.
- **SMOKING:** Just as the B&B option, the Apartment Suites with the Rental Option at Sunrise Landing are **smoke free**. Smoking is permitted outside in certain areas which will not disturb other guests and with care to dispose of remnants (not in waste baskets). If smoking is an issue we ask you to discuss this with us prior to your arrival so that we can go over the policy carefully and make arrangements your comfort and our protection.
- **MAXIMUM OCCUPANCY:** Our rental apartments are boutique, luxury rentals and not intended for large groups. They are perfect for a romantic getaway, anniversary celebration, or any situation in which a few people wish to share a luxury space. Each of the apartment suites available for the rental option has a maximum capacity for sleeping which should not be exceeded. If you need a larger rental unit we can make recommendations or possibly you can rent both the Iris and Sunflower. If you wish to entertain a few people at a time (2-3 or so), during the day or early evening, this is acceptable. Large parties are not acceptable. If you have a question about the limits related to this, please discuss this with us before you book the suite.
- **CHILDREN:** Just as with the Bed and Breakfast option, we can only accommodate children 12 and over. We love children but this Bed and Breakfast property is not suitable for young children.
- **PETS:** We cannot accommodate pets. If you have to bring your pet we can recommend a kennel, or possible help you find another rental that can accept pets.
- **CHECK-IN:** Check-in is between 3 PM and 6 PM on your day of arrival. We can usually make arrangements for later check-in. Rental check-out is by noon on day of departure.
- **RATES AND TAXES CHARGED:** The weekly or daily rate is figured plus 4% lodging tax which we must charge according to county law. Both the Sunflower the Iris are \$225 per night for three nights, \$215 per night for 4 - 6 nights, and \$200 for 7 nights or more (\$10 per person is charged for each additional person staying in the unit, over two). Rates are plus 4% lodging tax. The 8% state and county sales tax which applies when occupied as a B&B arrangement, does not have to be charged when the rental option is used (providing additional savings to you).
- **AMENITIES INCLUDED:** The rental rate includes – sheets (bed is made up when you arrive), toilet tissue, and kitchen and bathroom towels (please bring your own beach towels – as well as water shoes if you are planning to swim or walk into the water). The apartments both have an equipped kitchen with a Keurig Coffee maker (coffee not provided). You have use of Kayaks, paddle boat, our dock (we don't presently have appropriate docking facilities for your boat). You will, of course, have exclusive use of your own private patio outside the entrance to your apartment. There is gas grill for you to use, and a fire pit on the beach is shared by all guests. The common areas of the house are generally available for B&B guests. Laundry facilities can be made available to you once or twice during your week-long stay by appointment. Please arrange that schedule with us when you arrive. Housekeeping can be provided on an as needed basis for an extra charge. We will pick up your garbage and dispose of it on an as needed basis per your request.

- **WATER AND SEPTIC:** We draw our water from Seneca Lake. It is filtered and treated with an ultraviolet light and tests fine for drinking. If you prefer, you can bring bottled water. We are on a septic system which requires that nothing be thrown into the toilet except toilet tissue. No sanitary products, wipes of any kind, or even Kleenex should be thrown into the toilet.
 - **PAYMENT SCHEDULE:** You can reserve by phone for the vacation rental option or on-line. You will need to give us a credit card number to hold your booking. We will figure your rate according to the Vacation Rental Option rates and your confirmation will reflect this rate if you have selected the vacation rental plan on-line. We will follow up with an email if we have questions and invite you to contact us if you notice any discrepancy. You are not charged anything at this time – it is a “credit card hold” only.
 - **RENTAL AGREEMENT:** When you reserve with the rental option, we ask that you print out this policy, sign it, and send it with a check for \$250 within one week of your booking, OR you can phone us and we can charge your card, if you prefer. This is a security deposit which will be returned to you within one week of the end of your stay, if the apartment is found to be as it was when it was rented to you - with no damage, above and beyond ordinary use. Be assured that we don't want to keep your security deposit and under ordinary circumstances we would not. If there are damages to your unit costing in excess of \$250 to remedy, additional charges may be applicable.
 - **CANCELLATION POLICY:** Cancellations given up until two weeks prior to the first day of your reservation are without any charge. After two weeks, the charge will be for one night until the last week; cancellations given within one week of the first night of our reservation are subject to a charge equal to 50% of the total booking. If we are ultimately able to book the entire time of your reservation, there will be no charge to you at all. Cancellations due to weather are not exempt from this policy – unless there is a widespread disaster situation. Guests who simply do not show for a reservation, and have not cancelled, will be charged the entire amount. We suggest that you look into purchasing travel insurance, a low-cost option that will alleviate your concerns. <http://www.insuremytrip.com/index.html?linkId=30317&qclid=C17G67TQjrUCFQVnOgodOhsAfA> . An internet search will provide several additional alternatives.
 - **CANDLES:** No open flames of any kinds are allowed in the suites. We provide an electric candle and each suite has an electric fireplace.
 - **AGE OF RENTER:** A renter must be 21 years of age or older.
 - **REPAIRS:** Sunrise Landing is a relatively new facility and is in very good condition. However, if anything needs to be repaired during your stay, we will need access to your apartment in order to make those repairs. This will be done in a timely manner to the best of our ability.
- If you are choosing our rental option, after you have made your reservation, please print out this policy, sign and return to us with your security deposit.**

Thank you – we look forward to having you as our guest.

I, _____, have carefully read the above policies and ensure that
(Print name)

all persons using the apartment that I am renting, will abide by these rules for the entire period of our stay.

Signature of Guest