

Sand and Surf

Renters Information Letter

Thank you for staying with us. The information below is provided to help you get acquainted with the Sand and Surf.

Group Rentals at the Sand and Surf:

There is a lot of information in this letter and it is important that this information be passed to **ALL** members of your group.

The Sand and Surf is located in close proximity to many of our neighbors and friends who live here all summer. Please inform your group of the importance of being considerate to the neighbors.

Bedrooms/ Bathrooms/ Number of Guests:

- 13 Bedrooms: 3 x King, 3 x Queen, 2 x Full, 4 rooms with 2 twin beds, 1 Bunkbed
- 7 Bathrooms: 2 full bathrooms, 4 $\frac{3}{4}$ bathrooms, 1 $\frac{1}{2}$ bathroom.
- There is a main floor bedroom and bathroom.
- The number of guests, 20, is a maximum number of guests at the published rates. Extra guests up to 25 are allowed for an additional fee. We ask for your cooperation and compliance. No additional overnight guests please. Guests in excess of the stated number will result in immediate termination of occupancy of the property with no refund of rental fees. It is not allowable to use the property as a gathering place for people not staying on the property. If you have a special situation please contact us, we would be happy to discuss it with you.

Check in time & Keys:

- Check in time is **No Earlier Than 3 PM** and checkout time is **No Later Than 10 AM**. In most cases the unit will be left open for you with the keys inside.

Cleaning equipment / plunger:

- These items are located in the closet of the bathroom off the laundry room on the first floor.

Cleaning Requirements:

- Empty all trashcans into plastic bags and place in the outside garbage cans.
- Wash dishes and put away and empty dishwasher and refrigerator.
- Wipe down the stove, microwave and refrigerator.
- The property must be left in a "broom swept" condition.
- Please collect all **used** linens and place them in front of the washer.
- Leave clean towels and linens in the rooms.
- **Do not** gather blankets, comforters or bed pads unless they have been soiled.
- Shut and lock all windows.

Disclaimer:

- We take a lot of pride in providing a beautiful, clean, functional house for groups to enjoy their vacation. Unfortunately, things break from time to time. We will do everything we can to repair any faulty item in a reasonable amount of time and we ask for your understanding.

Emergency Resources:

- A plastic box containing emergency candles, matches and a flashlight are located in the laundry room cabinet. There is also a key to unlock the bathroom door on the wall to the left of the washer.

Fire Alarm

- If the fire alarm goes off and it is a “false” alarm or caused by a known and under control event please call the York Beach Police Department at 207-363-2557. Property address: 53 Ocean Ave Ext York Beach, Maine. Instructions on how to silence the alarm are on the inside of the fire panel door.
- Please call Ed, or Barbara for assistance. Their numbers are listed under “Maintenance Issues and General Information”.

Floors and Windows:

- There are numerous windows in the house and most of the floors are wood. Rainy weather can come in very quickly. Please shut the windows if any rain is forecasted, especially if you are leaving the house.
- The floors are pine and very soft. Please refrain from moving furniture or walking on the floors with **high-heeled shoes** since this will damage the floor. Please do not roll your suitcases on the bare wood floors.

Furniture Rearrangement:

- Please do not move the furniture. If you do move something please put it back to its original location before you leave.

Internet and Phone

- There is an Internet jack in most rooms.
- Wireless Internet is available. Network: “sandandsurf” Passcode: “sandandsurf2554”
- House phone number: 207-363-2554.

Kitchen/Grill:

- The kitchen is fully stocked with silverware, plates, glasses, cups, bowls, pots and pans and cooking utensils. An outside gas grill is provided. Please do not grill on the deck only in the designated area on the patio. Avoid spilling grease on the bluestone patio since it will stain. A spare tank is located on the side of the garage.
- Granite counters are porous and will stain if wet items are left too long.
- The stove has a glass top and unlike traditional stoves rubbing pans on the burner surface will permanently damage the top.

Linens and supplies:

- We provide blankets and pillows for all beds. We will also provide: sheets, pillowcases, bath towels, hand towels and washcloths and ask that you use the towels for bathing only.
- We do not provide beach towels.
- We provide hand soap at all sinks.
- We provide enough toilet paper, paper towels, and plastic bags for your first couple of days.
- We do not provide dishwasher or washing machine detergent although some may be in the house.

Maintenance Issues and General Information:

- If you have maintenance issues or any questions please call Ed at 603-969-6030 or Barbara at 603-969-6029.
- Please let us know of any maintenance issues that you find.

Minimum Age Requirements

- Renters must be 30 years of age.

Neighbors:

- The Sand and Surf is located in close proximity to many of our neighbors and friends who live here all summer. Please inform your group of the importance of being considerate to the neighbors. The large yard on the side of the house on the beach side does not belong to the Sand and Surf. The parking and patio in the rear of the house is very close to a bedroom of the yellow house. Consider turning off the back outside lights when not needed. We ask that between 10PM and 8 AM noise both inside and outside the house be at a minimum. If you are in the dining room after 10PM consider shutting the windows to keep noise in.

Outside Shower:

- There is an outside shower for rinsing after you get back from the beach located on the side of the garage

Parking:

- Parking is limited. Maximum of 8 cars.
- Park only in the back of the house in the designated parking area.
- Please do not park in front of the house or in back of the yellow house.
- If you have guests visiting, pay parking is available at the beach. There is also a private lot at 12 Long Beach Ave. just after you turn off of Church Street on the right.
- Your vehicles must be completely off of the street.
- On Sunday night please leave space by the street for the garbage cans.

Personal Property / Injury:

- Guest agrees that the property owners are not liable for any injury, damages, theft or loss arising from any accident, fire, or other casualty or from any other cause whatsoever.

Pet policy:

- No **pets** allowed at anytime please.

Quiet hours:

- Quiet hours are from 10PM until 8AM.

Recycling / Environmental Programs:

- There are blue recycling bins located on the side of the garage.
- The town of York picks up the recycling every 2 weeks so please put only clean recyclables into the bins.
- To save resources we ask that you turn off lights and fans when not needed.

Reservations and deposits:

- All reservations are non transferable.
- All deposits are non refundable.
- We ask for a \$3000 deposit when booking your reservation. A deposit of 50% of the total less \$3000 is due one week after booking or by November 1st whichever is later. The remainder of the rental fee is due 12 weeks before arrival.

Security Deposit

- Intentional disregard of the information in this letter or leaving the house in an unusually dirty condition will result in the loss of all or part of the security deposit. Guest agrees to reimburse the owners for the total cost of the repair or replacement of any item damaged by the guest or their visitors. Should the damage exceed the security deposit, guest agrees to pay any additional charges incurred.

Security System/ Water Shutoff:

- The security system is deactivated except for the water sensors. There are 4 sensors on the first floor of the house and 1 in the basement. If any one goes off it will display "basement water sensor". Please clean up the water and call Ed or Barbara.
- There is an emergency water shutoff located in the cabinet just inside the kitchen door by the dishwasher.

Safety Precautions:

- The 2nd floor windows are low to the floor and the screens will fall out if pushed on. This is a dangerous situation for children. Children must not be left unattended. Windows have retractable safety stops to limit the opening.
- NO ONE IS ALLOWED ON THE ROOF AT ANY TIME. KEEP CHILDREN WHO MAYBE STAYING IN THE FRONT BEDROOMS OFF OF THE ROOF OVER THE PORCH.
- The house is over 100 years old and it is very likely that lead paint was used at some time in the house.

Smoking and open fires

- No open fire or fire pits are allowed on the property at any time.
- The gas stove in the wood room is not for guests use.
- There is **no smoking allowed** inside the house at any time.
- Chinese lanterns are illegal in Maine and should not be lighted.

Special Needs:

- Please contact us if you have any special needs. We will do our best to help you.

Trash/ Garbage:

- Garbage cans are located on the side of the garage.
- Please put all garbage into plastic bags and tie shut and then put into the garbage cans. No loose garbage in the garbage cans. **Again, please no garbage in the cans unless it is tied in a plastic bag.**
- We ask that you put out the garbage cans on **Sunday** night if they have not been put out. On specified weeks listed in your unit please put out the recycling containers also.
- If you are unable to do this please let us know and we will make arrangements to have it done for you.
- Garbage pickup is very early (6AM) Monday morning. (Even on Holiday weekends)
- Please retrieve the garbage cans after they are emptied.

Please complete the guest comment sheet.

We hope you enjoy your stay at the Sand and Surf.

Thank You

Ed and Barbara Shiembob
One Long Beach Properties