

CANCELLATIONS / REFUNDS

Cancellation Policy

Once your reservation has been processed, you are responsible for paying for the entire booking...

- If you decide to leave early or to cancel a night off of your reservation, you are still responsible for paying for that night.
- If you cancel your entire reservation up to 45 days prior to your check-in date, you will receive your deposit back minus 25%.
- There will be NO refund within 30 days of your stay
- There will be NO refunds due to weather conditions.
- Cancellations must be done in writing or by email to avoid any misunderstanding.
- No partial cancellations will be accepted.
- "NO SHOWS" WILL BE CHARGED FOR THE ENTIRE STAY.

SPECIAL NOTE : If you book in the first wave of reservations; those guest staying 4+ nights, you are committed to staying the full number of nights booked. In other words, you CANNOT book for 4 nights, then reduce it to 3 nights at a later date. If canceling a reservation made in the summer for the FOLLOWING summer, only 25% of that deposit will be returned to you.

EXTRA CHARGES : There will be an additional charge for any damages and for houses left in a condition that requires longer cleaning time than normal, such as pet hair, dirty dishes (especially if they are put back in the cabinets!!), dirty mattress pads, etc..

DEPOSITS & CANCELLATIONS : The deposit required to confirm your reservation is 50% of the total base rate for your stay before tax. Doublecheck your dates! Late arrivals and early

departures are charged for the entire reserved stay.

If the aforementioned transaction is declined then we will contact you. It is each guest's responsibility to contact us to settle the balance of the reservation. If the reservation still has an outstanding balance 29 days prior to arrival, then the reservation will be canceled and any previous payments are non-refundable.