

WAVES Carriage House Policies 2022 (Ref. 12/10/2021)

PROPERTY ADDRESS: 83 Clarke St., Jamestown, RI 02835

OWNER'S CELL: (401) 714-6605

CHECK-IN TIME is after 3:00 p.m. EST

CHECK-OUT TIME is before 10:00 a.m. EST

The House and Carriage House apartment are strictly **NON SMOKING**.

DAMAGE/RESERVATION DEPOSIT – Renter may purchase a non-refundable Damage Protection Insurance Plan directly through CSA, or Renter may include a refundable \$500 damage deposit along with the rent payment. The latter is refunded within one week of departure, provided the following provisions are met:

- No damage is done to the house or its contents, beyond normal wear and tear.
- All rubbish and discards are placed in trash barrels in garage, and barrels are taken to the street on Tuesday night for collection at daybreak on Wednesday.
- Soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen counter and in hide-a-key locations outlined on page 1.
- No linens are lost or damaged.
- No early check-in or late checkout, except by permission.
- Overnight occupancy does not exceed 4 persons.
- No violations to local ordinances (reduced noise level between 10:00 pm and 8:00 am).
- All keys and garage door opener are returned to their original locations.
- Large parties and events are not permitted.

PAYMENT may be made by personal or business check (payable to Elizabeth Gooding); ACH bank transfer; PayPal (guest pays service fee, if any); Venmo; or major credit card via Stripe. For credit card payments, a 3% service fee is added.

CANCELLATIONS – Advance written notice by mail or email is required for cancellations. Travelers who cancel at least 60 days before check-in will be refunded 100% of the amount paid. Cancellations between 31 and 59 days before check-in will be refunded 50% of the amount paid. Cancellations made 30 days or less before check-in will receive no refund. The RI state sales tax portion and damage deposit are refunded in all cases. Late arrival or early departure do not warrant full or partial refund.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Utility costs are included in the rental rate. Beach towels and folding camp chairs are provided for the beach, along with a 4-wheeled beach buggy. Beach towels are the only linens that may be taken from the premises.

PETS are not permitted inside the apartment or on the premises.

TRASH -- Please bag and place all trash in the receptacles in the garage. A separate barrel is provided for recyclables (cans, bottles and plastic containers). Newspaper, paper and cardboard should be placed in brown paper grocery bags and placed in small, square blue recycle bin. If I am out of town, please bring trash barrels to the street Tuesday evening for collection at daybreak on Wednesday. Return trash receptacles to the garage after collection.

NO DAILY HOUSEKEEPING SERVICE – Linens and bath towels are included in the rental, but daily maid service is not. Beach towels are the only linens that may be taken from the apartment.

HOUSEKEEPING – Please refer to “Carriage House Infosheet” for details about the house and its systems.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to these policies must be approved in writing in advance.

PARKING – Guests may park one car in the “hammerhead” in front of the apartment entrance. Please pull far forward and ensure the garage doors are accessible. An additional car may be parked on the street. There is convenient on-street parking in front of the house for an additional car. As a courtesy to neighbors, please park on our side of the street, facing north, and do not park on the grass.

TRAVEL INSURANCE – trip cancellation insurance is strongly recommended to cover such incidents as illness, death, hurricanes or other calamities.

The Waves is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to the premises.

I have read this policy and agree to its terms.

Name: _____

Address: _____

Mobile Phone(s): _____

Email _____

Signature _____ Date _____

Damage Protection (see details on next page). Check one:

- Refundable Damage Deposit of \$500 (include with your payment), OR
- Damage Protection Insurance (purchase directly from CSA). \$59 for \$1,500 coverage.
Policy #: _____

**Choose your Damage Protection:
Refundable Damage Deposit
or
CSA Property Damage Protection Insurance**

For damage protection, guests are required to do one of the following:

- Pay **refundable \$500 damage deposit**. Deposit is due at time of booking and is fully refunded within one week of departure provided there is no damage.
- Purchase Property Damage Protection insurance** directly from CSA (Global Services Administration). The \$59 premium is non-refundable and provides \$1,500 of coverage in the event of damage to the property. Note: This is NOT trip cancellation insurance.

To choose the insurance option, you must speak to a CSA representative by phone: **(888) 501-3025, ext. 5**. State that you wish to purchase Vacation Rental Property Protection for a short-term rental in Rhode Island. State that the rental is direct and not a VRBO or AirBnB rental. Instruct the representative to email proof of coverage to Owner's email address below (or email it to me yourself). Be sure to state the following:

- Your complete contact information
- Dates of your stay (check-in-and check-out)
- Property Name: The Waves of Jamestown
- Address: 83 Clarke St., Jamestown, RI 02835
- Property Owner: Elizabeth Gooding
- Owner's email: bgooding88@gmail.com
- Owner's phone: 401-714-6605
- Coverage: \$1,500
- Premium: \$59

VACATION RENTAL DAMAGE COVERAGE from Customized Services Administration (CSA). Underwriter is Generali Global Assistance. If you occupy an Accommodation and you damage the real or personal property assigned to that Accommodation during the Trip, we will reimburse you the lesser of the cost of repairs or the cost to replace the property, up to the amount shown in the Schedule. Coverage is provided to you and all travelers under the Accommodation reservation during the Trip provided you are listed on the lease agreement. Coverage is not provided for loss due to: a. inclement weather or natural disaster; b. your intentional acts or gross negligence; c. normal wear and tear of the real or personal property assigned to the Accommodation; d. any damage that occurs if you are in violation of the lease agreement; e. loss, theft or damage to any personal effects owned by you or brought on the covered Trip by you; f. loss, theft or damage caused by any person other than you or your traveling companions with whom you share the Accommodation reservation unless substantiated by a police report. Your Duties in the Event of a Loss: You must: 1. take all reasonable, necessary steps to protect the property and prevent further damage to it; 2. report the loss in writing prior to check-out to the staff responsible for managing the Accommodation; 3. provide us all documentation such as the lease agreement, police report and damage estimate.