



Guest House & Carriage House Rental Policy
Pine Ridge Farm, LLC. 217 Plattekill Rd, Greenville, NY 12083

Check-in time: Check-in time is 1:30PM or later. Check-out is by 11AM. Late check-out, if available, by 8PM for \$25 fee.

All Deposits are Non-refundable. We accept PayPal and credit cards. Reservations will be held and then confirmed when the check or money order has cleared. Paying via PayPal ensures immediate confirmation of your reservation.

Cancellations more than 45 days prior to scheduled arrival may apply their deposit toward a future reservation, applicable for up to one year from the original reservation date. Cancellations less than 45 days prior to scheduled arrival are subject to the loss of deposit, plus the number of nights not resold by Pine Ridge Farm on your behalf. In the event of a reduction of stay, the Deposit amount will be prorated accordingly, with the remaining balance used as a deposit towards a future reservation.

Balance of Payment: The balance of your payment must be cleared 2 days prior to check-in.

Rental Homes: Furnished with a fully equipped Kitchen including: stove/oven, microwave, pots/pans, glasses, dishes, toaster, coffee maker, crock pot and utensils are to be maintained by the guest(s). Washer/dryer, iron and board, linens, towels, and 4 robes. 2 Cable TV's/DVD/VCR Outdoor gas BBQ grill, outdoor fireplace & wood, patio furniture, hammock.

You must be 21 years of age: to book accommodation and stay in our rental homes. A person of 21 years or older must be staying in the unit throughout the course of the reservation. Guests will be refused lodging with no refund if they have booked over the Internet or phone and do not meet the minimum age requirements as stated.

No pets allowed. No smoking permitted indoors. Windows & doors are to be closed when leaving the premises.

Guests are responsible for: any damage, missing inventory, and/or any excessive cleaning required will result in additional charges to your credit card. A \$250 cleaning/damage fee will be charged if smoke was detected in the rental home. Use of the trails and property is at your own risk

Reservation is for a specified number of guests. If you increase the size of your party, you are required to call us in advance to see if we can accommodate you. Rates based on 4 guests, for each additional guest there is a \$15 per night fee.

Check Rental Home Selection: Guest House Carriage House

Number of Guests _____ **Check-in Date** ____/____/____ **Check-out Date** ____/____/____

Name on credit card: _____

Credit card billing address: _____

City _____ **State** _____ **Zip Code** _____

Circle Type of Credit Card:    

Credit Card Number _____

Exp date ____/____/____ **CVV (Security)Code** _____ **Phone:** (____) _____ - _____

By Signing Below, I agree to all terms & conditions of this agreement and hereby give permission to charge credit card

Sign _____ **Date** _____