

Terms and Conditions

To reserve a space at one of our rentals, please contact us through this website. We may like to know a little more about you and your traveling companions just to make sure that you are a good fit for the property.

—If you decide to go ahead and book, we accept major credit cards as well as checks.

—50% deposit is due immediately. The balance is due (plus security deposit, if any) 60 days before arrival.

—Any reservation made within 60 days of the start of the stay requires full payment.

—Reservation is not confirmed until we receive BOTH 50% deposit AND signed rental agreement.

—We will email you the rental agreement (or snail mail, upon request) and will accept the signed agreement back via email or US postal service. If rental agreement is returned via USPS, time is of the essence.

—Although we update our website regularly, all rates are subject to change until reservation is confirmed.

—During peak season - July, August, September, we only rent for one-week minimum. Some properties only rent for a one week minimum per owner request.

—All properties require either a refundable security deposit or policy for damage insurance (or both). No, we never waive these fees. There is also a cleaning fee and Maine state lodging tax. Properties that accept pets will also have a pet fee and additional pet waiver to sign.

—Every house has it's own occupancy limit. This is for the safety of the travelers as well as the plumbing systems in the home. **The maximum occupancy cannot be exceeded at any time.** In most cases, no parties, weddings, events are allowed in any of the homes.

—Pet Policy - Do **NOT** assume that all properties are pet friendly and do not assume that you can bring a pet to a pet friendly home without notification. Some of our homes may be pet friendly, but all require prior approval from the owner or manager, a signed pet waiver, proof of rabies and a non-refundable pet fee. Any violations will result in forfeiture of security deposit, or additional fees. IF YOU BRING A PET INTO A HOME WITHOUT OWNER OR MANAGER'S PERMISSION, A DAMAGE INSURANCE POLICY WILL NOT COVER ANY DAMAGE CAUSED BY YOU, THE GUEST, OR THE PET, EVEN IF THE CAUSE WAS ACCIDENTAL. YOU, THE GUEST WILL BE LIABLE FOR THE ENTIRE AMOUNT OF DAMAGES.

—We do not release specific home details or keys until entire rate has been paid AND rental agreement (and any other applicable waivers) have been signed.

—Each property is independently owned so amenities (as well as rules and regulations) vary among the different property. If there is an amenity that you require or is important to you, do not assume that it is available in every property - please confirm with us that the property you are reserving has the amenity that you require.

—We know that you want to relax and enjoy your vacation, but we can not guarantee quiet enjoyment of any property. We are not in control of traffic, construction, neighbors or any noise annoyance.

—Our rental properties are cleaned between each guest departure and arrival - sometimes in just a few hours time - so it is important to adhere to the departure and arrival times that is provided in your welcome letter. We expect our guests to leave the property mostly as they found it - please wash the dishes and leave the property "broom clean". Each property will have it's own set of departure instructions, but most will have you leave the sheets and towels in a central location for the cleaner to tend to. Our cleaners work very hard to turn over many properties per week. If you feel like leaving a gratuity, they will appreciate it.

—Fireworks are not permitted at any of our properties.