

CANCELLATIONS / REFUNDS

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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.