

Mossy Cobbles Private Booking

March 1, 2019

Pricing

Base rate: \$100 per night or \$700 per week, plus state 1.8% and county 9% transient lodging taxes.

Monthly rate: \$80 per night. A "month" is defined as 31 nights by Washington County; 31 nights or more are not taxed by the county or the state. A standard monthly rental agreement will be sent to the guest by county policy.

Winter rates: From November 1 through March 31 nightly rate is \$90. Winter monthly rate for 31 nights or more is \$70 per night.

Damage deposit: \$500 refundable by mail.

Rent includes: off street parking, local phone service, water, electricity, gas, broadband internet/WiFi, Netflix and garbage service.

Reservations: The minimum stay is 4 nights. The rent, security deposit, and taxes are due in advance. You can save about 12% of your rent in booking site fees plus credit card fees by making a reservation directly with the owners, using a check that arrives at least two weeks before your stay. If you do wish to book directly with us, contact us first to check that the cottage is available during the time that you wish to visit. You will receive an emailed itemization of the cost of your stay. Your dates will be saved on the online calendar for one week while awaiting your check.

Cancellations: If you cancel at least 30 days before your reserved dates, 100% of your remittance will be refunded. If you cancel 14-29 days before your reserved dates, 50% of your rent, plus all your taxes and security deposit will be refunded. If you cancel 13 days or less before your reserved dates 25% of your rent, plus all your taxes and security deposit will be refunded. If you decide to leave early after you are already in the cottage, no refunds will be made unless the circumstance occurs that another guest desires the dates that you have made available. We will make the cottage available online as soon as availabilities occur due to cancellations. If you find a guest to refill your vacancy, we ask that they contact us to register.

No smoking or pets are allowed in order to accommodate the health of others. Please arrange a time to meet the owner for the key at 4pm or later on the day of your arrival. Check out time is by 12:00 noon. Please leave the key on the counter and lock the door as you leave... Thank you for your visit!