

One Long Beach

Renters Information Letter

Thank you for staying with us. The information below is provided to help you get acquainted with One Long Beach.

Safety Precautions:

- The 2nd floor windows are low to the floor and the screens will fall out if pushed on. This is a dangerous situation for children. Children must not be left unattended.
- *Main House:* The Main House windows have retractable safety stops that can be used to limit window opening. The house is over 100 years old and it is very likely that lead paint was used at some time in the house. Please review the handout concerning lead paint that is located in the unit.
- No open fire or fire pits are allowed on the property at any time.

Special Needs:

- Please contact us if you have any special needs. We will do our best to help you.

Maintenance Issues and General Information:

- Please call **Heidi at 603-534-3789** or 603-923-4406 if you have maintenance issues or any questions. If you are unable to reach Heidi please call Chris at 207-251-9129 or 207-351-9965 or Seaside Rentals at 207-363-1825 or after hours 207-361-7209.

Minimum Age Requirements

- Renters must be 25 years of age.

No Smoking Policy:

- There is **no smoking allowed** inside the houses at any time.

No Pets policy:

- No **pets** allowed at anytime please.

Reservations and deposits:

- All reservations are non transferable.
- All deposits are non refundable.
- We ask for a \$500 deposit when booking your reservation. A 50% deposit is due one week after booking or by December 1st whichever is later. The remainder of the rental fee is due eight weeks before arrival.

Personal Property:

- We are not responsible for the loss or damage to renters personal property while staying at One Long Beach.

Check in time & Keys:

- Check in time is NET 3 PM and checkout time is NLT 10 AM. In most cases the unit will be left open for you.

Neighbors:

- There are 5 rental houses at One Long Beach in very close proximity to each other in addition to many neighbors who live here all year.
- The Cottages are only a few feet from the bedroom windows in the Main House. Please be aware of noise in the evening and be considerate of other guests throughout the day. Although all the houses share the yard please respect the area in front of each respective unit.
- One Long Beach shares the access road behind the Cottages with our neighbors. Please do not block the access road at **any time**. Please do not cut through the neighbors' yards going to the beach.
- *Carriage House*: If able, please park larger cars forward on the driveway. This will help preserve the view of the ocean for the people on the Willow's porch next door.

Internet and Phone

- There is an Internet jack in most rooms in your unit.
- *Main House*: There is an Internet jack in the kitchen and the master suite only.
- Wireless Internet is available

Parking:

- Parking is extremely limited.
- Please see the parking diagram on our web site for the proper parking location for your unit. If you have guests visiting, pay parking is available at the beach and there is also a private lot on Long Beach Ave. just after you turn off of Church Street on the right.
- *Main House*: Maximum of 4 cars. Your vehicles must be completely **off of the sidewalks and off of the grass**.
- *Carriage House*: Maximum of 3 cars. The third car must be parked behind the first 2 cars and parallel to the street. Your vehicles must be completely off the sidewalk.
- *Cottages*: There is no parking behind the cottage or in the area under the kitchen window. **Your cars must not protrude beyond the back edge of the cottage and never block the access road.** 2 cars maximum.
- *Cottage 3*: Parking is extra tight for this cottage because it is next to a fence. The best way to park for this unit is to drive past the driveway and then back in. If you are backing out please do not drive onto the neighbor's property. Maximum of 2 medium sized cars.

Deck:

- Please do not **grill** on the decks. Be careful when sitting in the plastic chairs on the deck since they tend to slide out from under you. Please respect other guests and neighbors while outside on the deck and keep the noise down especially in the evening.
- *Main House*: Please be sure to close the French door on the upper deck when going out. Rain comes in very fast and will come in the door if it is left open.

Thermostats:

- *Main House:* The thermostat in your unit controls heat only and is located in the dining room.
- *Carriage House and Cottages:* The thermostats are set on a program but can be manually adjusted. The adjusted settings will control the system for up to 3 hours and then the thermostat will revert back to the program.

Emergency Resources:

- A key that will unlock interior doors and a fire extinguisher are located at the top of the stairs to the basement or by the refrigerator in the Cottages.
- A plastic box containing emergency candles, matches and a flashlight are located either above the refrigerator or in the kitchen closet.

Rearrangement of furniture and removal of house items:

- Please put furniture back if moved. Also, if your group rents more than one house please use care to see that items are returned to the respective house so the next renter will have them.

Bedrooms/ Bathrooms/ Number of Guests:

- Cottage 1: 3 bedrooms: 1 king; 1 queen; 2 twins/ 2 Bathrooms/ Maximum number of guests: 6
- Cottage 2: 3 bedrooms: 1 king; 1 full; 2 twins/ 2 Bathrooms/ Maximum number of guests: 6
- Cottage 3: 3 bedrooms: 1 king; 1 full; 2 twins/ 2 Bathrooms/ Maximum number of guests: 6
- Carriage House: 5 bedrooms: 1 king; 1 queen; 1 queen; 2 twins; 2 twins (bunk beds)/ 3 Bathrooms/Maximum number of guests: 10
- Main House: 5 bedrooms: 1 king; 1 queen; 1 full; 2 twin; 2 twins/ 2 Bathrooms/ Maximum number of guests: 10
- All units have a main floor bedroom and bathroom.
- The number of guests is a maximum number and we ask for your cooperation and compliance. No additional overnight guests please. If friends visit you during your stay please be considerate of the other guests staying at One Long Beach. If you have a special situation please contact us, we would be happy to discuss it with you.

Cottage Numbers:

- If you are facing the front of the cottages: Cottage 1 is to the right; Cottage 2 is in the middle; and Cottage 3 is to the left.

Supplies:

- We provide hand soap at all sinks and cleaning supplies to clean the unit.
- We provide enough toilet paper and paper towels for your first day.
- We do not provide dishwashing or washing machine detergent.

Kitchen/Grill:

- The kitchen is fully stocked with silverware, plates, glasses, cups, bowls, pots and pans and cooking utensils. A charcoal grill is provided for each unit.
- The kitchen table in your unit has a hidden leaf that expands the table. (Except the Main House)

Outside Hose:

- There is an outside hose at each unit for rinsing after you get back from the beach.

Mop, broom, & plunger:

- These items are located at the bottom of the basement stairs or in the kitchen closet.

Recycling:

- There is a blue recycling container in the house. A recycling information sheet is in the information binder.
- The recycling collection center is located between the Main House and the Carriage House at the top of the stairs inside the hinged doors. The town of York picks up the recycling every 2 weeks so please put only clean recyclables into the bins.

Garbage:

- Please put all garbage into plastic bags and then into the garbage cans.
- Grill ashes should be placed in bags after they have cooled.
- *Main House:* The garbage cans for the Main House are located below the dining room windows in the alleyway.
- *Carriage House:* The garbage cans for the Carriage House are located behind the unit inside the fence gate.
- *Cottages:* The garbage cans for the Cottages are located under the kitchen window behind the unit.
- If there is garbage in your cans on Sunday night please place it in the cans located in the alleyway between the Main House and Carriage House.
- Garbage pickup is very early (6AM) Monday morning. (Even on Holiday weekends)
- **This year we will have our maintenance people put the cans out on Sunday night.**
- ***Main House or Carriage House: In the event the cans in the alleyway are not out by the street by 9:00 PM please put them out. Thank you very much.***
- Place the garbage cans on the grass to the right of the Main House and off of the sidewalk and driveway. Please retrieve the garbage cans after they are emptied if they are still on the street.

Exercise:

- York Fitness is located at 1090 US RT 1. \$12/day \$25/week. 207-363-4090.

Linens:

- We provide blankets and pillows for all beds. We will also provide: sheets, pillowcases, bath towels, hand towels and washcloths. We do not provide beach towels.

Cleaning Guidelines:

- Essentially, please leave the house as you found it. The list below is provided as a guideline.

Cleaning Guidelines

1. Empty all trash cans into garbage cans
2. Thoroughly clean the kitchen
3. Empty and clean refrigerator, stove, microwave and appliances
4. Wash dishes and put away, empty dishwasher
5. Wash counters
6. Thoroughly clean bathroom: sink, toilet, tub & floors
7. Thoroughly clean bedrooms
8. Fold blankets and bedspreads and place them at the foot of the bed
9. Dust furniture
10. Sweep/ vacuum floor
11. Mop floors

If you ordered cleaning please comply with the following:

1. Empty all trash cans into garbage cans
2. Wash dishes and put away, empty dishwasher and refrigerator
3. The property must be left in a “broom swept” condition.

Linens:

Please collect all linens and place them in front of the washer.

**Please complete the guest comment sheet.
We hope you enjoy your stay at One Long Beach.
Thank You**