

Sea View

Renters Information Letter

Thank you for staying with us. The information below is provided to help you get acquainted with the Sea View located at 51 Ocean Avenue Ext.

The Sea View is located in close proximity to many of our neighbors and friends who live here all summer. Please be considerate to the neighbors during your stay.

Bedrooms/ Bathrooms/ Number of Guests:

- 4 Bedrooms: 1 King; 1 King; 1 Queen; 1 twin + 1 twin bed.
- 2 Full Bathrooms.
- Maximum number of guests: 8
- The number of guests is a maximum number and we ask for your cooperation and compliance. No additional overnight guests please. Guests in excess of the stated number will result in immediate termination of occupancy of the property with no refund of rental fees. It is not allowable to use the property as a gathering place for people not staying on the property. If you have a special situation please contact us, we would be happy to discuss it with you.

Check in time & Keys:

- Check in time is **No Earlier Than** 2 PM and checkout time is **No Later Than** 9 AM. In most cases the unit will be left open for you with the keys inside.

Cleaning equipment / plunger:

- These items are located in the mudroom closet.

Cleaning Requirements:

- Empty all trashcans into plastic bags and place in the outside garbage cans.
- Wash dishes and put away and empty dishwasher and refrigerator.
- Wipe down the stove, microwave and refrigerator.
- The property must be left in a “broom swept” condition.
- Please collect all **used** linens and place them in front of the washer.
- Leave clean towels and linens in the rooms.
- **Do not** gather blankets, comforters or bed pads unless they have been soiled.
- Shut and lock all windows.

Disclaimer:

- We take a lot of pride in providing a beautiful, clean, functional home for people to enjoy their vacation. Unfortunately, things break from time to time. We will do everything we can to repair any faulty item in a reasonable amount of time and we ask for your understanding.

Emergency Resources:

- A plastic box containing emergency candles, matches and a flashlight are located in the mudroom closet in addition to a fire extinguisher. There is also a key to unlock the downstairs bathroom door.

Floors and Windows:

- There are numerous windows in the house and most of the floors are wood. Rainy weather can come in very quickly. Please shut the windows if any rain is forecasted, especially if you are leaving the house.
- The floors are pine and very soft. Please refrain from moving furniture or walking on the floors with **high-heeled shoes** since this will damage the floor. Please do not roll your suitcases on the bare wood floors.

Furniture Rearrangement:

- Please do not move the furniture. If you do move something please put it back to its original location before you leave.

Internet and Phone

- Wireless Internet is available. Network : “**seaview**”. Passcode: “**seaview7205**”
- House phone number: 207-363-7205.

Kitchen/Grill:

- The kitchen is fully stocked with silverware, plates, glasses, cups, bowls, pots and pans and cooking utensils. An outside gas grill is provided. A spare tank is located on the side of the house. Please do not grill on the decks only on the grass.
- Granite counters are porous and will stain if wet items are left too long.
- The stove has a glass top and unlike traditional stoves rubbing pans on the burner surface will permanently damage the top.

Linens and supplies:

- We provide blankets and pillows for all beds. We also provide: sheets, pillowcases, bath towels, hand towels and washcloths. We ask that you use the towels for bathing only.
- We do not provide beach towels.
- We provide hand soap at all sinks.
- We provide enough toilet paper, paper towels, and plastic bags for your first couple of days.
- We do not provide washing machine or dishwasher detergent although some may be in the house.

Maintenance Issues and General Information:

- If you have maintenance issues or any questions please call Ed at 603-969-6030 or Barbara at 603-969-6029.
- Please let us know of any maintenance issues that you find.

Minimum Age Requirements

- Renters must be 30 years of age.

Neighbors:

- The house is located in close proximity to many of our neighbors and friends who live here all summer. The front yard is shared with the Sand and Surf next door.
- Please be considerate to the neighbors. We ask that between 10PM and 8 AM noise both inside and outside the house be at a minimum.

Outside Shower:

- There is an outside shower for rinsing after you get back from the beach located on the side of the house.

Parking:

- Parking is limited. Maximum of 2 large or 3 medium size cars.
- Please park only in the designated parking area. If you have guests visiting, pay parking is available at the beach. There is also a private lot at 12 Long Beach Ave. just after you turn off of Church Street on the right.
- Please do not park in front of the house.
- Park only in the back of the house and off of the grass. Your vehicles must be completely off the street.

Personal Property / Injury:

- Guest agrees that the property owners are not liable for any injury, damages, theft or loss arising from any accident, fire, or other casualty or from any other cause whatsoever.

Pet policy:

- No **pets** allowed at anytime please

Quiet hours:

- Quiet hours are from 10PM until 8AM.

Recycling/ Environmental Programs:

- There is a blue recycling container on the side of the house.
- The town of York picks up the recycling every 2 weeks so please put only clean recyclables into the bins.
- To save resources we ask that you turn off the air-conditioning, lights and fans when not needed.

Reservations and deposits:

- All reservations are non transferable.
- All deposits are non refundable.
- We ask for a \$1000 deposit when booking your reservation. A deposit of 50% of the total less \$1000 is due one week after booking or by November 1st whichever is later. The remainder of the rental fee is due 12 weeks before arrival.

Security Deposit

- Intentional disregard of the information in this letter or leaving the house in an unusually dirty condition will result in the loss of all or part of the security deposit. Guest agrees to reimburse the owners for the total cost of the repair or replacement of any item damaged by the guest or their visitors. Should the damage exceed the security deposit, guest agrees to pay any additional charges incurred.

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.
- The house is over 100 years old and it is very likely that lead paint was used at some time in the house.

Smoking and open fires

- No open fire or fire pits are allowed on the property at any time.
- There is **no smoking allowed** inside the house at any time.
- Chinese lanterns are illegal in Maine and should not be lighted.

Special Needs:

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

Trash/ Garbage:

- Please put all garbage into plastic bags and tie shut and then put into the garbage cans. No loose garbage in the garbage cans. **Again, please no garbage in the cans unless it is tied in a plastic bag.** Garbage cans are located on the side of the house.
- We ask that you put out the garbage cans on **Sunday** night if they are not put out. On specified weeks listed in your unit please put out the recycling containers also.
- If you are unable to do this please let us know and we will make arrangements to have it done for you.
- Garbage pickup is very early (6AM) Monday morning. (Even on Holiday weekends)
- Please retrieve the garbage cans after they are emptied.

Please complete the guest comment sheet.

We hope you enjoy your stay at the Sea View.

Thank You

Ed and Barbara Shiembob
One Long Beach Properties