

17 Sumac Lake House Rental – Lake Martin, Alabama

Thanks for your interest in our Lake Martin family retreat! This document should give you everything you need to make a reservation and plan for your stay and activities, except:

- Access code will be provided 1-2 weeks prior to your arrival
- Rental Agreement is a separate document
- Welcome and Checkout information is posted in the laundry room

Owner contact information:

- Jim Ver Meer: (719) 439-1733, jim.vermeer@yahoo.com
- Backup: (719) 660-8099

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Rates (2020):

Nightly: 1/1/20 to 4/30/20 \$495 Minimum stay: 2 nights

5/1/20 to 11/22/20 \$530 3 nights (6 nights 4th of July)

11/23/20 to 12/31/20 \$495 2 nights (3 Thanksgiving, Christmas, New Years)

6% Discount for stays of 6 nights or longer

Additional Guests (over 14 guests): \$10 x nights of reservation x additional guest #

Lodging Tax: 4% (on nightly/addt'l guest only)

Cleaning Fee: \$240/stay

Booking Fee: \$175

Damage Deposit: \$500 (refunded 14 days after checkout in absence of damage or excessive cleaning, trash put in bins/to street, no unauthorized pets)

Reservation Calculator (optional for your own information:

<u>Item</u>	<u>Rate</u>		<u>Qty</u>	<u>Total</u>
Nightly	\$ _____		_____ nights	\$
Addt'l Guests	\$10	_____ nights	_____ addt'l guests	\$
Tax	4% (.04)		\$ _____ (Nightly \$ + Addt'l \$)	\$
Cleaning Fee	\$240			\$240.00
Booking Fee	\$175			\$175.00
Deposit				\$500.00
Grand Total:				\$
Deposit (refunded if no damage)				-\$500.00

Payments:

- 50% due to reserve, 50% due 30 days prior to check-in
- Payment by check or Venmo; PayPal or credit card (3% fee applies)
- Cancellation:
 - More than 60 days before check-in 90% refund
 - 30-59 days 50% refund
 - less than 30 days no refund

Reservation:

- Check calendar availability and proceed if our lake house isn't booked
- Request submittal by contact form, email jim.vermeer@yahoo.com, or call (719) 439-1733
- Pay 50% to reserve (2nd 50% due 30 days before check-in)
- Rental Agreement can be downloaded or can be emailed to you. Sign and return to complete reservation.
- Driver's License/id of minimum 25-year-old responsible renter/occupant scan or pic by email

Policies and Details:

- Checkin: Access code will be provided 1-2 weeks prior to checkin. Sidewalk along the right side of the house leads to the front door. Enter your stay-specific access code then press the "LockState" button at top.
- No pets
- No parties or loud, late night activities. This is a family vacation residence and neighborhood.
- No smoking in the house, garage, or on the deck and patio
- Trash must be in bins and to curb Monday evening for early Tuesday morning pickup. \$50 held from deposit if trash pickup is missed.

Amenities:

- Kitchen, main level
 - 4-burner gas range and oven, microwave, toaster, coffee maker, dishwasher
 - Food prep and serving for 16 or more, tea kettle, waffle maker, Ninja blender, cutting board, and a full array of kitchen utensils/tools.
 - Refrigerator and freezer, icemaker and filtered water in the door (be sure to bring ice for large groups, coolers, etc.)
 - Pantry has basic seasonings and other odds and ends
 - Sink, counter, island counter, bar seating
- Kitchen, lower level
 - Microwave, toaster oven, coffee maker, 2nd refrigerator/freezer
 - Additional utensils and dinnerware
 - Sink, counter, and bar seating
- Gas grill on deck just outside kitchen, propane is provided. For a lot of use may need to exchange for full at Dollar General. Be sure to close the valve on the tank when not in use.
- Linens, kitchen/bath towels provided, even extra towels (lower level closet) to use on the boat and dock, plus hair dryers in bathrooms
- Paper products are responsibility of renter, though will have starter toilet paper, towels, coffee filters
- Dish, hand, and laundry soaps provided
- Wifi 60 mbps, access info posted in laundry room
- TVs: Main level living room with DVR and DVD, lower level living room w DVD, both with full cable package
- A/C and Heat with separate units for great comfort control: 1) Main/lower level; 2) Upstairs
- Garage 2-stall with room for at least one car, more toys for the kids (garage door opener button won't be provided)
- Laundry room with high capacity washer and dryer, laundry detergent is provided, drying rack
- Toys: Foosball, puzzles, books, cards, games, dominoes, and the like. Coaster wagon in the garage for rides (or supplies to the dock). Rocking horse, trike and toy workbench in the garage (and more space to play during a rain shower).
- Baby gate, iron/board, books/novels, lawn gently slopes to lake with room for games.
- Deck and screened porch off main living room with additional dining for 6 or just for watching lake life (with ceiling fans). Large patio with seating and great lake views off lower living room.
- Wheelchair accessible main level and lakeside
- Driveway is concrete all the way from the hard surface street to the house/garage. Parking for at least 6 cars under carports and space for additional vehicles and boat trailers.
- 2 kayaks, 15' canoe with capacity for 3, 2 stand-up paddleboards, assorted life jackets (bring your own for children), likely some float toys