

HIDDEN VALLEY FARM (HOUSE RENT)

Rental Brief:

Nightly	Weekend Night	Weekly	Monthly
\$250 2 night minimum stay	\$299 Fri,Sat,Sun	\$1,950	\$4,800

Additional information about rental rates:

Cleaning Charges :	\$150
Refundable damage deposit :	\$500
Pet Fee :	\$100
\$500 payment at the time of reservation. Total rent at least 15 days prior to check in.	
Tax Rate :	9.0%
Notes :	Deposit is refunded within two weeks after checkout. Pet allowed with additional charge and prior arrangement with the owner.

*** Approximate monthly rate. Actual rate will depend on the days of the month you stay.**

Payment is usually accepted in the quoted currency (USD) unless the currency and the amount is specifically agreed in advance with the owner / advertiser.

HIDDEN VALLEY FARM
334 Snow brook Lane, Wells VT

House Rules

ARRIVAL

- ✧ Check in is at 4 PM. No early check in allowed, unless arrangements are made in advanced.
- ✧ Key is in combination lock box at the door.
- ✧ As you arrive check for any prior breakage or damages and make a note of it in the book provided.

HEATING

- ✧ Thermostats are located in the Living Room, Sun Room and on the second floor.
- ✧ Thermostat is set at 55 degrees as you arrive.
- ✧ Please adjust to the desired Temperature.
- ✧ At the end of your stay, turn the thermostats to 55 degrees.

FIREPLACE

- ✧ Open the Fluke before lighting the fire place.
- ✧ The screen must be in front of the fireplace when it is in use.
- ✧ The fluke should only be closed when the fire is completely extinguished approximately 6 hours later and absolutely no smoke is visible.

CLOSING THE FLUKE PRIOR TO THE SMOKE BEING COMPLETELY ELIMINATED IS A HEALTH HAZARD AND CAN LEAD TO SERIOUS CARBON MONOXIDE POISONING.

SUMMER ACTIVITIES

It is over 200 acres of wilderness; enjoy any activity you could think of at **your own risk.**

SKI SEASON

- ✧ The skis have to be left outside the house door.
- ✧ Please try to enter the house through the door with the lock box.

CHECK OUT

- ✧ Check out time is 11 AM.
- ✧ Please leave the place Clean, as if it is your own.
- ✧ Shut off all the lights and turn off the water taps at the end of your stay.
- ✧ Load the dishwasher, but do not run it, if you are not there before Checking out.
- ✧ Put all the linen and towels in the washing machine or in the laundry basket in the laundry room before departure

(DO NOT TURN THE WASHER ON)

Deposit the keys in the lock box.

- ⌘ Please do not rearrange any furniture.
- ⌘ You are responsible for any damages or breakage and any repair cost will be deducted from your security deposit.

OTHER INFORMATION TO MAKE YOUR STAY COMFORTABLE

- ⌘ The telephone number for the house is 802-325-2639.
- ⌘ Long distance calls within USA can be made from the phone without any additional charge. Please do not call any other country. In case of other international calls, money will be deducted from your deposit.

The house is a non-smoking house. You are permitted to smoke outside but be aware of where you extinguish and dispose of cigarette butts.

Pets allowed with prior approval only. They are not allowed on the furniture and in the kitchen.

FOR EMERGENCIES DIAL 911

LOCAL CONTACT IN CASE OF EMERGENCY

Ken Duel: C-802-236-0873
H-802-645-1996

UTILITIES:

Keyser Heating 802-287-5512
Phone company (V Tel) 800-885-9000
Electric Company 800-451-2877

Rutland Regional Medical Center 802- 774-7111

LOCAL RESOURCES:

Wells County Store down the street	
Grocery Store- Price Chopper (15 minute)	Granville, NY
Edwards Market	Granville, NY
Rite-Aid Pharmacy	Granville, NY
Wells Post Office	North Street

Granville, NY town is about 15 minutes away.

Please avoid walking on the frozen ponds in the winter. The ice is extremely thin and will break, leading to ice cold drowning.