

# Shore & Country Real Estate

P.O. Box 69, South Lyme, CT 06376

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## ***Renter FAQ's***

**1. When do you start renting summer cottages?**

A: Each January we reserve rentals for the previous tenants who desire the same property for the identical weeks of their previous rental. Beginning in mid-February our general renting begins on a first come first serve basis.

**2. When do we pay for the rental?**

A: Weekly rentals are paid in advance. 50% due upon making the reservation and 50% thirty days prior to occupancy with the required security deposit (damage deposit). Annual or Academic rentals are usually paid in accordance with a long term lease monthly.

**3. What is your cancellation policy?**

A: CANCELLATION. Upon notice to Shore & Country Real Estate in writing of a desire to cancel for any reason, mailed together with a copy of your Reservation Agreement, Shore & Country Real Estate will attempt to re-rent the premises. Provided the premises can be re-rented for the time period, the deposit will be refunded less a service fee of 15% of the total rental. In the event the property is not re-rented, the deposit will be forfeited and the Lessee remains obligated under the lease.

**4. Am I limited to the number of occupants in this property?**

A: Yes. All furnished properties in this area require this limitation . Your lease specifies the maximum occupants "for any one time". There are no public sewers and they are supplied by private wells directly or indirectly through community water systems. With regard to public health, water conservation is a concern of property owners and tenants alike.

**5. When is check-out time?**

A: All occupants must vacate on or before 11:00 AM . or as otherwise prearranged with the Agency.

**6. When is Check-in time?**

A: All occupancies are at 3:00 PM or after or as otherwise prearranged with the Agency.

**7. What is the minimum rental period?**

A: One week.

**8. May I extend my rental?**

A: Normally. NO. But...inquire with the Agency. Sometimes if the following week is available and you are the current occupant, it might be possible to extend for a pro-rata fee.

**9. Why do rental prices rise each year?**

A: Each property owners generally sets the price of their rental homes individually according to a perception of operating and maintenance costs and continued demand for their property. We have never seen a year when rental prices remained the same.

**10. Why don't you book rentals a year in advance?**

A: Most owners and tenants plans change. We choose to maximize our business economies of time, effort, and dollars by renting when most of our clients wish to conduct business.

**11. Are pets allowed?**

A: Generally. NOT ALLOWED. Very few owners will allow tenants to occupy with pets. Check the listing information before you rent. All leases are pre-printed indicating NO PETS.

**12. Do I have to clean?**

A: YES. All private furnished homes (cottages) require you clean the property while in your care as specified in the rental conditions. "The Lessee assumes FULL responsibility for the property and equipment loaned him to see that it is left in a CLEAN AND SATISFACTORY CONDITION for the following tenant, and not to sub-let or loan any of the property without the approval of the Lessor." Please see our memo to Lessees

**13. Can I arrange to have someone clean for us?**

A: The Agency can provide you with names of cleaning people who work for a fee.

**14. Is there Extra Parking available?**

A: One beach areas has public parking. Sound View Beach. As you are restricted to a limited number cars on each rental property, you should plan ahead. Check the listing data. There is no on street parking in season.

**15. Is interest paid on deposited funds?**

A: Interest is paid on escrow funds in favor of neither party to the rental agreement. It is, however, paid over to the Connecticut Housing Finance Authority for the benefit of providing mortgage assistance to qualified first time home buyers with low or moderate income.

**16. Can another person check-in for me?**

A: Yes. Just write or call us with the name of the person. Your account must be fully paid to receive keys and occupancy.

**17. Can I pay with a personal check?**

A: Yes, but! Personal checks are always acceptable greater than 30 days prior to occupancy. Otherwise, cash, money orders, bank cashiers, tellers, certified checks. No credit cards or debit cards. No business checks unless the maker is the lessee and payment is greater than 30 days from occupancy.

**18. Is a Beach Pass required?**

A: Most private beach areas control access to their community through an entrance guard post. You will be asked by the guard person where you are going. Tell the guard which property you will be renting. Remember to tell your guests rental property address. If a pass is required they'll issue it to you upon entry to tenants for small returnable deposit.

**19. Is a Beach Parking Pass required?**

A: Miami Beach Association and Point O'Woods Beach Association issue passes. The Miami Beach parking pass is found at your cottage. This is for your use only and must be returned when your rental ends or you will forfeit a security deposit The Point O'Woods parking pass is issued at the association beach parking lot upon entry to the lot for a small fee. Just show them your rental agreement.

**20. Are area attractions, historical sites, etc. on this web site?**

A: Yes. Click the "LINKS" button at our home page.