

Security Deposit Information

We ask for a security deposit at the time of reservation for five reasons:

First, if we are going to show the property as unavailable for others to rent on the days you've chosen, then we are unlikely to be able to rent it for those days or for periods that overlap any of those days in the event that you cancel your reservation. The later you cancel, the less likely it is that we'll be able to rent the property. That could result in a substantial loss of rental revenue.

We offer partial security deposit refunds for cancellations within certain time periods. Cancellations more than 60 days prior to first date reserved warrant refund of 50% of security deposit. Cancellations more than 30 days prior to first date reserved warrant refund of 20% of security deposit. Cancellations 30 days or less prior to first date reserved warrant no refund of security deposit.

Second, while many cottages provide little or no supplies or services, we provide almost everything a renter might need. For example, in support of our cottage rental, we have purchased new sheets and towels. You expect them to be present, clean and functional when you arrive. If we discover that some are missing or damaged or stained such that they need to be replaced, we will deduct the cost of such replacement from the security deposit. Believe it or not, we've had blankets, towels, night lights, ice cube trays, glassware, serving spoons, boat drain plugs and even a jewelry box (made of popsicle sticks by a child in nursery school in 1958) disappear; we have discovered indelible stains on bedding, on furniture upholstery and on table cloths. We've even discovered an indelible blue ink stripe that had been added to a white bowl. We've encountered damage to floors, doors, safety gates and even a toaster. We've found some missing items buried in the sand and others thrown in the woods. If something wears out or malfunctions while you are here, that isn't likely to be deducted, but if something is broken or destroyed, it is likely to be deducted.

Third, while we don't usually deduct our cost of consumable goods we provide, such as paper plates, trash bags, cleaning supplies, condiments, laundry soap, etc., if the use of those items is excessive, we may charge the replacement cost. Also, while we don't usually charge for a single run to the Casco recycling center and dump following your departure, that facility isn't always open on the day renters may depart. If we have to transport your trash to Portland for disposal, we are required to use city trash bags, which cost \$1.50 each; we will deduct our cost of those trash bags. If the amount of trash is excessive, we may charge a transport/handling fee.

Fourth, often we find that renters have left some items behind by accident. When that happens, we contact the renter to inquire whether the items should be returned. If they are to be returned, we deduct our mailing cost from the security deposit.

Fifth, while most of our renters do a fine job of keeping the cottage clean, sometimes that is not the case. We expect to spend eight man-hours cleaning and maintaining the property between renters. If we are required to spend more than that amount of time or to purchase special items on short notice in order to be prepared for incoming renters, we may deduct an amount for that.

Security deposits are placed in an account containing security deposit funds only. They are not comingled with other assets. If there is to be a deduction, that amount is transferred from the security deposit account concurrent with the issuance of the refund check.

You may expect a security deposit refund and an itemization of deductions, if any, within ten days following your departure. That usually gives us enough time, either to obtain a replacement for a particular item or at least to determine its actual replacement cost. If there are deductions, they will be explained on your final statement. Just because a deduction appears on that statement doesn't mean that we're unhappy with you as a renter. We understand that things can happen and that you might not even have been aware of a problem--especially if your party was large or included children and/or pets.