

Green Valley *Escapes*

Terms and Conditions

Please read all the following guidelines and reservation policies.

Housekeeping: There is a cleaning fee for each stay. The home is equipped with pots, pans, bed linens, bath/kitchen towels and a starter set of cleaning products. You are responsible for additional cleaning products during your stay. The beds will be made up with fresh linens when you arrive.

In order to make it as comfortable and as stress-free as possible you will not need to do laundry on your day of departure. During your stay I ask that you keep up on laundry and keep towels, linens, etc., folded and put away. It is best to do laundry and dishes mid-day to take advantage of the energy produced by solar panels on the house. On your day of departure, strip the linens from the bed or beds you used the night before and place those and currently-used towels (one per person please) on top of the washing machine to be laundered by the cleaning service.

Deposit/Cancellations/Payments: A non-refundable deposit is due at the time of booking to confirm a reservation. The balance is due 60 days prior to arrival. It is preferred that payments be made by cash, check or online using Zelle. There is an option to pay with a credit card. An additional credit card processing fee will be charged. All payments are payable in US dollars. All payments are non-refundable.

Smoking: Smoking is not permitted inside the home or anywhere on the property.

Pet Policy: Sorry, pets are not allowed.

Parking: There is space for one car. The car must be parked inside the garage or in the assigned space depending upon the home you rent. No RV parking is allowed. This is an HOA rule and is strictly enforced. Please plan to drive/rent a car that will fit inside a standard garage/carport, oversized vans, trucks and cars with rooftop carriers will not fit. If you have concerns contact us.

Energy Conservation: During your stay I would appreciate your consideration in the use of electricity, especially use of air conditioning. Energy costs are quite high in our area. As a guideline I ask that you don't set the cooling/heating temperature below/above 74 degrees. The house has a programmable thermostat that I have set a program to cool and heat the house to a comfortable level during the day with a bit higher setting during sleeping hours. If using A/C and you are away for all or a portion of the day please set the thermostat to about 78 during your absence to save energy.

Maximum Occupancy: The home accommodates a maximum of 4 guests for a 2 bedroom home and 2 guests for a one bedroom home. The number of guests occupying this property is limited to the number stated at the time of reservation.

Age Restriction Policy: The home owners' associations in Green Valley require that one occupant be 55 years of age or greater. By making a deposit you are confirming that you comply with this age restriction. Of course, your children and grandchildren may visit! Visitors under the age of 55 are welcome to stay for 30 days or less.

Phone Service: Please plan to bring your cell phone with you to make any necessary phone calls.

Damage and Unauthorized Use: Guests will be responsible for any property damage over and above normal wear and tear, property theft and unauthorized use of the property during the contract period. Please report any damage at check-in or upon occurrence to us immediately. We are not responsible for the loss, theft or damage to personal property.

Indemnification: Guests agree to defend, indemnify and save free and harmless the individual owners, and its employees, for any liabilities or any loss or damage whatsoever arising from, related to, or in any way connected with the rental of the premises, including but not limited to, any claim or liability of personal injury or damage or loss of property which is incurred or sustained by the Renter or other guest at the property.

Travel Insurance: Because travel involves unique risks, we recommend that you purchase Travel Insurance (Trip Interruption/Cancellation Insurance) to protect yourself against the financial loss that would result if you had to cancel, delay or shorten your trip due to unforeseen events such as illness or injury, flight delays, auto accidents or breakdowns, severe weather or evacuations, or a host of other circumstances. Comprehensive yet economic policies are widely available from a number of providers.