

RENTAL RULES AND REGULATIONS

Shaffer's Cove Resort Condominiums
Unit #2
13705 Anna Point Lane
Mineral, VA 23117
(540) 895-0812 (Resort Office)
(540) 895-0645 (Condo Phone)

Gary & Kim Wright, Owners
4417 Wakefield Chapel Rd
Annandale, Va 22003
(703) 978-6662

CHECK-IN TIME IS AFTER 3 P.M. EST
Saturdays

CHECK-OUT IS BEFORE 11 A.M. EST
Saturdays

NO Early Check-ins
Friday check-ins are possible, depending on availability

LOCAL FIRE, POLICE, and RESCUE: 911

You are in the Shaffer's Cove Condos at Anna Point Marina
The Condo address is: 13705 Anna Point Lane Unit #2, Mineral, VA 23117
The Condo phone number is: (540) 895-0645

Rental Payment: An advance payment of 50% of the rental total plus the Reservation/security deposit is due at time of reservation. The rental rates for this unit are:

In Season:	\$ 900 for seven night stay (Saturday-Saturday)
(Mem Day-Labor Day)	\$ 500 for weekend (3-night), \$350 (2-night)
Off Season:	\$ 500 for seven night stay
(post Labor Day-Pre Mem Day)	\$ 300 for weekend (3-night), \$200 (2-night)

Damage/Reservation Deposit: A reservation deposit of \$200 for weekend guests and \$350 for week-long guests is required to confirm reservation. The deposit automatically converts to a security/damage deposit upon arrival and must be received with the advance rental payment within fourteen (14) days of the booking in order to hold your reservation. The deposit is NOT applied toward rent; however, it is fully refundable within (30) days of departure, provided the following provisions are met.

- a. No damage is done to unit or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned. Clean linens are returned to beds and bath.
- d. All keys are left in the lockbox (or returned to rental office) and unit is left locked.
- e. All charges accrued during the stay are paid prior to departure.
- f. No linens are lost or damaged.
- g. NO Early check-in or late check-out.
- h. The renter is not evicted by the owner (or representative of the owner), local law enforcement or Shaffer's Cove management.

Final Payment: The balance of the rent payment plus the pet fee, if applicable, is due 30 days before check-in date.

Payment Schedule

14 days after making reservation	Reservation Deposit & ½ Total Rent Due
30 days before check-in date	Final ½ Rent & applicable Pet Fee Due

Cancellations: A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

Maximum Occupancy/Age Restriction- The maximum number of guests per condominium is six (6) persons. Owners will not rent to guests under 21 years of age without the presence of a parent or adult guardian for the duration of the rental contract.

Keys: Keys will be available in the coded lock-box on the unit's front door. The code will be provided to you upon receipt of the advance rental payment and deposit in your final reservation confirmation. A backup key is also kept at the Shaffer's Cove Resort office; however, this is a *backup* and will only be given out with Owner's permission.

Cleaning/Linens: We're proud to report that our guests treat our home as their own and leave it just as they found it when they first arrived, neat and clean. We ask each visitor to do "basic" cleaning before departure such as: dishes, countertops, floors and basic bathroom cleanup. Since linens are provided at no cost we also ask that you change sheets (2nd sets provided for each bed) and towels and launder the dirty linens for the next guest. Our cleaning service follows each visitor, folds the clean linens and does deep cleaning between guests. So far, we have chosen not to pass the cleaning service cost on to our visitors. This system has worked so well because our guests treat our home with care. If you really don't want to be bothered with running a load of laundry before heading home, you can always bring your own sheets and towels and put our linens back on the beds upon departure. (2 double beds, 2 twins). We do suggest you bring your own beach towels since we do not permit towels or linens to be taken from the units.

What to bring: This condominium is stocked with new kitchen utensils, pots & pans and everything you need to enjoy your lake vacation. You will need to provide your own groceries, paper products, soap, laundry detergent, beach towels and water toys, charcoal for the grill, your favorite DVDs/Videotapes and CDs.

Smoking: This is a non-smoking condominium. No exceptions.

Handicapped Accessible: This condo is the only handicapped accessible unit in the resort. Sinks are wheelchair accommodating; the tub/shower combo is equipped with a fold-down bathing bench and grip bar. There is also a grip bar in the toilet area.

Pets: We know how hard it is to find vacation accommodations for the family pet. For that reason pets are allowed with *advance* permission and a signed pet agreement. Please request the agreement upon making your reservation. However, given the added cleaning issues and potential for damage or fleas we do require a \$25 daily pet fee. If an

unauthorized pet is found in the condo the rental agreement will be terminated immediately and occupants subject to immediate eviction and waiver of all deposits.

Phones: Only local phone calls can be made in the condo. Long distance calls should be made via cell phone. The phone number at the condo is: (540) 895-0645.

Parking: 3 Parking spaces are provided with the rental of Unit #2. Please park in the appropriately marked spaces.

Docking: A private boat slip is provided with this rental. Boats up to 32' or jet skis should be docked in the slip marked **#3** (Not #2). The resort's dock is straight down the paved road directly in front of the Unit #2 front door. Walk down the hill to the water's edge.

Trash: Please empty all trash cans before departure. The trash receptacle for the Resort can be found in the Condo parking lot. It is to your right, as you stand at the front door looking out.

Repairs: Even with a new home things can happen. If something malfunctions or breaks during your stay please let us know immediately so that we can send service personnel. There is also staff in the Shaffer's Cove office on site who can provide immediate assistance in case of a mechanical/repair emergency.

Getting to know Lake Anna: We have prepared a catalog providing information on local grocery stores, restaurants and activities in and around Lake Anna. Maps of the area are also included to help get you oriented. The catalog can be found in the magazine rack in the living room.

We hope you enjoy your Lake visit. If you have any questions please give us a call:

Gary & Kim Wright
(703) 978-6662

Enjoy!

2 November 2006