



## Booking Procedures and Policies

### Seasonal and Long Term Private Homes and Condominiums

Generally, seasonal rentals run for about five months, typically from mid November or December 1st through mid April or May. Some owners are creative and can start a rental after the 1st of the year or keep some weekends for the owners use. Sugarbush Real Estate Rentals will work closely with both owners and tenants in order to try to accommodate everyone's needs and match everyone well.

**We occasionally list additional properties that won't be listed on the website. Please call us to check the availability and details of these.**

Seasonal Rentals, as a rule, DO NOT include utilities (gas, oil, electric, firewood, plowing, cable, phone, DSL....) although condominiums include at least the trash and plowing. Most rental properties do not permit pets. If a pet is a serious consideration, please ask and we will tell you which properties make exceptions. In general most condominium complexes do not permit pets.

**RENTAL PROCEDURES**- In order to reserve a seasonal/ long term rental an initial deposit of at least 10% of the gross rental amount is collected in addition to the damage/ security deposit. This amount becomes **NON-REFUNDABLE** once all terms of the rental are agreed on between the tenant and landlord. The initial deposit is credited towards the rental. The damage/security deposit is held by SRER. Additional rent payments are due, usually in 2-3 lump sums prior to the start of the lease. As a rule all utilities must also be changed to the tenants name prior to the start of the lease. We will help you coordinate this.

**There may be variations in property details and pricing, so call or e-mail for more**

\*All properties subject to availability. There may be variations in property details and pricing, so call or e-mail for more information.