

# RATES *(Updated 1/1/22)*

**BEST VALUE IS TO BOOK DIRECT on my secure website at:**

[www.AnExtraBedVacationRentals.com](http://www.AnExtraBedVacationRentals.com).

**You reserve your stay directly with me (the owner of the property) saving you money.**

**When you BOOK DIRECT you DO NOT PAY a SERVICE FEE other vacation websites charge (*i.e., VRBO, TripAdvisor/Flipkey, AirBnB, Expedia, etc.*).**

**BOOK DIRECT and you pay the Nightly Rate, a Cleaning Fee and Lodging Tax – that's it!  
A BETTER VALUE FOR YOU, OUR GUEST.**

**STANDARD RATES for both Periwinkle Cottage Unit 1 and Periwinkle Cottage Unit 2:**

**(Please note: These rates will fluctuate depending on time of year)**

	<u>Standard Rates</u>
Sun/Mon/Tues/Wed	\$170-200 night
Thurs/Fri/Sat	\$195-230 night
Weekly Rate	\$1,265-1,490 week

## NO SERVICE FEE

A one-time Cleaning Fee of \$70 is required per reservation on all sites.

You pay the Nightly Rate, a Cleaning Fee PLUS the LODGING TAX.

The LODGING TAX for Short-term Rentals of 14.7%\* on total nightly rate.

*\*Lodging Tax includes: 5.7% Room Occupancy Tax; 6% Local Room Tax; and 3% Community Impact Fee.*

## CANCELLATION POLICY:

50% of the Total Stay is due as a deposit when booking your stay; balance is due 7 days prior to your arrival date.

--Cancel more than 14 days prior to your arrival – deposit/taxes are 100% refunded.

--Cancel less than 14 days prior to your arrival date - forfeit deposit/taxes.

--Cancel less than 7 days prior to your arrival date - forfeit full payment.

(Rates subject to change without notice).

Resnexus is our Reservation System which sends automated emails before your arrival and after your departure. You can always phone, text or email me any time before or during your stay.

## RESERVATIONS WITH VRBO & AirBnB\* Unit 1 & 2 (FLIPKEY/TRIPADVISOR for Unit #1 only):

	<u>Standard Rates</u>
Sun/Mon/Tues/Wed	\$170-200 night
Thurs/Fri/Sat	\$195-230 night
Weekly Rate	\$1,265-1,490 week

A one-time Cleaning Fee of \$70 is required per reservation on all sites.

PLUS a SERVICE FEE for the 3<sup>rd</sup> Party Booking Site.

PLUS the LODGING TAX for Short-term Rentals of 14.7%\* on the total nightly stay.

*\*Lodging Tax includes: 5.7% Room Occupancy Tax; 6% Local Room Tax; and 3% Community Impact Fee.*

(Rates subject to change without notice).

**VRBO CANCELLATION POLICY:** A Service Fee and Cleaning Fee is applied for secure, on-line bookings on this website. A 14.7% Lodging Tax is in addition to my nightly rate. (Please note details on Service Fee when reserving your stay).

50% of the balance is due as a deposit when booking your stay; the balance is due 7 days prior to your arrival date.

--Cancel more than 14 days prior to your arrival – Deposit and Fees/Tax is 100% refunded.

--Cancel less than 14 days prior to your arrival date - forfeit Deposit and Fees/Tax.

--Cancel less than 7 days prior to your arrival date - forfeit Full Payment and Fees/Tax.

The Service Fee and taxes is not part of my nightly rate.

### **CANCELLATION POLICY for TripAdvisor/Flipkey Reservations (for Unit #1 only):**

50% of the balance is due at time of booking as a deposit to reserve your stay.

The 14.7% Lodging Tax is not part of my nightly rate and is based on the total nightly stay.

The remaining 50% of the balance on your stay is due 30 days prior to your check-in date.

If the full balance is paid on-time, a 50% refund on your stay is given if you cancel at least 4 weeks before check-in.

Canceling less than 4 weeks prior to check in – forfeit full payment.

### **CANCELLATION POLICY for AirBnB (for Unit #1 and Unit #2)\*:**

#### **Flexible: Full refund 1 day prior to arrival**

Cleaning fees are always refunded if the reservation is canceled before check-in.

The Airbnb service fee is refundable, up to 3 times per year, within 48 hours of booking. Separately, if a guest cancels a reservation that overlaps with any part of an existing reservation, we won't refund the Airbnb service fee if they decide to cancel.

Reserving on AirBnB there is a \$70 cleaning fee. The nightly rate does not include the Cleaning Fee.

Accommodation fees (the total nightly rate you're charged) are refundable in certain circumstances as outlined below.

If there is a complaint from either party, notice must be given to Airbnb within 24 hours of check-in.

Airbnb will mediate when necessary, and has the final say in all disputes.

A reservation is officially canceled when the guest clicks the cancellation button on the cancellation confirmation page, which they can find in Dashboard > Your Trips > Change or Cancel.

Cancellation policies may be superseded by the Guest Refund Policy, extenuating circumstances, or cancellations by Airbnb for any other reason permitted under the Terms of Service. Please review these exceptions.

**For example: For a full refund of accommodation fees, cancellation must be made a full 24 hours prior to listing's local check-in time (or 3:00 PM if not specified) on the day of check in. For example, if check-in is on Friday, cancel by Thursday of that week before check in time. If the guest cancels less than 24 hours before check-in, the first night is non-refundable. If the guest arrives and decides to leave early the accommodation fees for the nights not spent 24 hours after the official cancellation are fully refunded.**

*\*There is an additional \$5.00 per night when you reserve your stay through AirBnB.*

## Holidays Observed

*(A Holiday Stay is the nightly rate plus an additional \$50-night).*

New Year's Eve Day	December 31
New Year's Day	January 1
Martin Luther King Day	3 <sup>rd</sup> Monday in January
President's Day	3 <sup>rd</sup> Monday in February
Easter Sunday	Dates vary/April
Patriots' Day	3 <sup>rd</sup> Monday in April (Boston Marathon)
Memorial Day	4 <sup>th</sup> Monday in May
Juneteenth Independence Day	Sunday, June 19, 2022
Independence Day	July 4 <sup>th</sup>
Labor Day	1 <sup>st</sup> Monday in September
Columbus Day	2 <sup>nd</sup> Monday in October
Veterans' Day	November 11
Thanksgiving Day	4 <sup>th</sup> Thursday in November
Christmas Eve Day	December 24
Christmas Day	December 25