

# Smith Properties

## The Lodge

### LOCATION:

1815 Mill Bay Road  
Kodiak, AK 99615

### OCCUPANCY:

Standard Occupancy: 6

Maximum Occupancy: 9

*(Additional rate of \$30 per night for each additional occupant over Standard Occupancy)  
(5% Bed Tax and 7% City Sales Tax are not included)*



### RATES:

**Off Season Rates:** Oct. 1<sup>st</sup> through May 19<sup>th</sup>

Number of Nights	Per Night
4 Nights ( <i>minimum</i> )	\$275
7 Nights	\$225
14 Nights +	<i>Contact us for discounted quote.</i>

**Peak Season Rates:** May 20<sup>th</sup> through Sept. 30<sup>th</sup>

Number of Nights	Per Night
4 Nights ( <i>minimum</i> )	\$375
7 Nights	\$350
14 Nights +	<i>Contact us for discounted quote.</i>

### Fully Furnished Unit

3 Bedrooms

3 Queen Beds

3 Twin Beds

2 Bathrooms

Full Kitchen

Beautiful Views

Private In-Unit Laundry

Office

Woodstove

Deck/ BBQ

Wi-Fi/Cable

# *Rental Policy*

**CHECK-IN: 4:00pm**

**CHECK OUT: 10:00am**

Alaska and specifically Kodiak weather is unpredictable at best and can prevent scheduled arrival and departures from the island. It is highly recommended that you purchase trip protection insurance for your reservation and travel plans. We will try to accommodate you and the weather to the best of our ability, however no guarantees can be made as to availability outside of your scheduled reservation.

Reservations are accepted up to 12 months in advance. A 50% non-refundable payment is required to secure a reservation. Final payment is due 30 days prior to reservation. We accept Travelers' Checks, money orders, and credit cards via PayPal.

Reservations are 100% transferable to other available dates within 4 months of the original booking with 45 days advanced notice. Price variations may apply. If cancellation is made within 48 hours of the booking the payment will be refunded. After 48 hours the payment will be forfeited at the owner's discretion.

A \$1,000 security deposit is required with final payment. Security deposit will be refunded within 3 business days after check out, provided the unit is left in pre-rental condition.

Any additional cleaning charges above normal, extraordinary wear and tear, damage or theft of inventory will be deducted from the security deposit and will, if necessary, be charged to tenant as an additional expense if the deposit is not sufficient.

Children are not to be left unattended.

This unit is a SMOKE-FREE environment. There is an area to smoke outside.

No pets are permitted.

No additional guests.

The house is to be locked at all times, please keep your key with you. There is a \$50 charge for lost keys.

Please remove shoes inside all entrances. Shoes are not to be worn in the unit. The kitchen is to be cleaned by guests - no maid service. A change of towels and linens are provided.

Unless prior arrangements are made, any part of the day the tenant stays past the check-out time shall constitute an additional day's rent and will be charged to the tenant or deducted from security deposit.

No cleaning of fish or wild game at the house. Fish cleaning facilities are available at the docks - please use those facilities.

Owner/Property Manager is not responsible for the tenant's property.