

“The Convent” Vacation & Retreat Center

Rates & Conditions

Reservations: “The Convent” Vacation & Retreat Center is available as a self-catering rental on a weekly basis (Saturday to Saturday) during the peak season. During the off-peak season, The Convent is available either on a weekly (Saturday to Saturday) or on a nightly basis (with a three day stay, minimum).

Rentals at The Convent Vacation & Retreat Center are in high demand; therefore, we encourage you make your reservations as soon as possible. **We will book reservations up to 2 years in advance.** We wish to continue our rental partnerships with those that are staying year-to-year during the same week; however, we need to have reasonable notice of any desire to stay the same week. If there is no notice of an intent to stay during the same week the following year at least three months before the week, we will consider opening the week to other potential renters.

A reservation is secured by sending in a signed agreement and deposit (50% of rental fee and full security deposit) after a reasonable period, a period subject to the judgment of the owner.

Rates:

Peak Season (Memorial Day to October 15): \$2,900 per week + 6% Use Tax of \$174+ Security Deposit of \$800

Off-Peak Season Weekly (October 16 to Memorial Day): \$1,750 per week + 6% Use Tax of \$105 + Security Deposit of \$800

Off-Peak Season Nightly (October 16 to Memorial Day): \$275 per night (3 night minimum) + 6% Use Tax of \$16.50 per night + Security Deposit of \$400

Off-Peak Season Holiday Stay: For rates and stay periods, see the below section, “Holidays”.

Cancellation Policy: If a guest wishes to cancel his/her reservation, the rental/security deposit payment will be refunded as follows:

- 100% of rental/security deposit if cancelled 4 weeks prior to the Check-In Date.
- 50% of rental/security deposit if cancelled less than 4 weeks prior to the Check-In Date.
 - The full rental/security deposit will be refunded, less a \$250 rebooking fee, if another renter can be secured for the week.

Security Deposit: 100% of security deposit if fully refundable if all conditions of the rental agreement are met.

Payment Policy: Advance payment of at least 50% of your stay is required at the time of reservation. A refundable security deposit of \$800 for Peak Season and Off-Peak Season Weekly (\$400 Off-Peak Season-Nightly) is required to complete the booking at the time of submitting the agreement. Any balance is due no less than 14 days prior to your stay.

- Payments are to be made by check and made out to: Holy Cross of Beaver Island, with the memo noting “The Convent” and the rental period.
- The check and signed rental agreement are to be mailed to: Holy Cross of Beaver Island, PO Box 145, Beaver Island, MI 49782

Check-In: Check-In is not before 3:00pm. We will do our best to have your accommodation ready for you at 3:00pm, but there may be rare occasions when additional cleaning or maintenance may be required prior to your check in. There are no refunds in these rare situations.

Check-Out: Check-Out is 10:00am. Please follow the departure procedures located near the main door of The Convent. *If the check-out procedures are not followed, there will be a \$100.00 fee taken from your deposit.* Unfortunately, we are unable to accommodate late check-outs. Check-in and Check-out times are strictly enforced, as we want to ensure that we can appropriately clean and prep “The Convent” for the following guest. *Late Check-outs will result in a \$100.00 per hour fee for each hour guests overstay.*

Damages: We reserve the right to charge you for any damage or excessive cleaning from your stay. No refunds or discounts will be given for non-operating A/C, heating, any appliance(s), any electronic equipment, and/or cable/satellite, or Wi-Fi. Outages will be reported immediately, and all efforts will be made to restore them as soon as possible. Furnishings/contents of property are subject to change without notice. No refunds or discounts will be given due to weather conditions or acts of Mother Nature.

Minimum Age: You must be 25 years of age to rent an accommodation at “The Convent” Vacation Rental & Retreat Center. “The Convent” Vacation & Retreat Center reserves the right to require a copy of your driver’s license to confirm your age and identity.

Firewood: Firewood may not be brought to Beaver Island or “The Convent” Vacation Rental & Retreat Center under any circumstances. Bringing our own firewood could result in harm to the surrounding environment and is strictly discouraged by the Michigan Department of Natural Resources (MDNR).

Holidays: Stays through the holidays during the off-season have special rates and minimum stay requirements. The four Holiday stay periods are considered as follows: St. Patrick’s Day, Thanksgiving Day, Christmas Eve and Christmas, and New Year’s Eve and New Year’s Day.

- *If an off-season week is reserved which includes one of the four Holiday periods, the \$1,750 weekly rate will increase to \$2,000. A \$120 Use Tax is required as is an \$800 security deposit.*
- *If less than a week's stay is desired but includes one of the four Holiday periods, a three-night stay minimum is required, at a cost of \$350/night. A \$21 Use Tax/night is required as is a \$400 security deposit.*

Owner Access: The property owner, or representative, reserves the right to access the property at any time for the purpose of repair and inspection. The owner, or representative shall exercise this right of access in a reasonable manner.

Smoking: Smoking is not permitted anywhere on "The Convent" Vacation Rental and Retreat Center property. Discarding cigarette butts anywhere on the property is not acceptable. *A \$500 fee will be kept from your security deposit if smoking is detected in "The Convent" Vacation Rental & Retreat Center.*

No Pets: We do not allow pets under any circumstances, other than for service animals as legally allowed. Violation of this policy will result in the immediate removal of the Renter's Party from the property without a refund. *If pets are detected in "The Convent", a \$500 fee will be kept from the Renter's security deposit during Peak Season and Non-Peak Season Weekly (\$400 during the Non-Peak Season Nightly).*

Bachelor/Bachelorette Parties: Bachelor/Bachelorette Parties are strictly prohibited under any circumstances. *Violations of this will result in termination of the rental without refund and you will be subject to an excessive cleaning fine of \$500.*

Illegal Activity: No illegal activity is permitted on the "The Convent" property. If illegal activity is found to have occurred on the property, the owners will prosecute the responsible parties and such persons will be banned from future rental of "The Convent" Vacation Rental & Retreat Center. Violation of this will result in immediate termination of the rental without a refund.