

Herring Cove Village

2010 Rental Rates and Policies

Herring Cove Village offers both Townhomes and Penthouse Duplexes for rent and for sale. The Townhomes have two full bedrooms with queen beds, a loft bedroom with a full bed, 3 full and ½ baths and easily sleep 6. The Penthouse Duplexes have a loft bedroom with a full or queen size bed. Rates for all of the units vary with seasonal and weekly demand (i.e., more for the big holiday and peak summer weeks).

Because our long term goal is the sale of these vacation home, we are offering a rent-to-buy option incentive 100% of applied weekly rent or 50% of a seasonal rent on accepted offers. We reserve the right to show the units to prospective buyers during your stay. If at all possible, we will schedule showings during the Saturday changeover or will do our best to provide 24 hour notification and work with you to reschedule if the timing is poor.

The floor plans and amenities of the Townhomes are virtually identical, as are the Duplexes. We do not assign the specific Townhome or Duplex to you until 30 days before your stay, possibly sooner. Again, floor plans, new furnishings and amenities are virtually identical, and while we can try our best to work with your request, we cannot guarantee a specific unit.

Check-in / Check-out

Except during the off season, Herring Cove Village Townhomes and Duplexes rent weekly from Saturday to Saturday. Check-in time is 3:00 p.m. to 6:00 p.m. Check out time is 10:00 a.m. on the following Saturday. Sorry, due to tight cleaning schedules and possible showings, we cannot offer later checkouts, but we can keep your luggage for the day. If you plan to arrive later than 6:00 p.m. on your check-in day, please notify us in advance. Check-in and key delivery is located at the Herring Cove Tennis Club office, just down the driveway from the units.

No Smoking

We do not allow smoking in the Herring Cove Village units, nor do we allow it on their outside decks. Your cooperation is appreciated.

Pet Policy

We love (and own) pets, but since this is brand new construction, brand new hardwood floors throughout, and brand new furniture, we're sorry that we generally don't allow most pets to stay in the units. We can make some exceptions on a case by case basis for one small, quiet and extremely well-behaved pet. Because our increased risk of damage, we require a \$300 per week pet charge and a \$1000 security deposit. The security deposit will not be returned if your pet causes any damage, or we get any complaints about persistent noise (barking) on the property. The bottom line is that if there is even a remote chance of either of these two occurrences, or you are not sure about how your pet behaves in a new location, Herring Cove Village is not a match for you and your pet. Any pets for which we allow this exception must be registered with us, and any violation of this policy will result in our request for you to remove your pet to a nearby boarding facility and the loss of your security deposit.

Parking

Parking for 1 car on premises is available. However, because it is limited and often not needed by renters in Ptown, we don't include it in the base price. Rather, parking is available for \$50 per week, or \$10 per day for those who need it. While we can't guarantee the availability of additional spaces, check with us if you require one or more. Please let us know prior to your arrival if you require parking, and payment is due prior to or at check-in. We will happily help you with transfers via taxi to and from either the Provincetown airport or McMillan Wharf for the high speed ferry to Boston.

Reservations

To reserve a unit, please contact us directly to verify that the unit category you want is available for your specific week(s). Once verified, please fill-in and sign the reservation form attached and fax or mail it to:

Red Clay Properties LLC
21 Bradford St Ext.
Provincetown MA 02657
Tel: (508) 487-9512
Fax: (508) 487-4370

We do not guarantee your reservation until we have received a deposit via check, credit card number, or PayPal for the initial deposit / payment amount.

Payment

We accept checks by mail, as well as MasterCard and Visa numbers by phone. We also accept PayPal (inquire for details). Payment schedule is as follows

10% of total rent due at booking
50% of total rent due 90 days prior to arrival
100% of total rent and the \$500 security deposit (\$1000 with approved Pet) due 30 days prior to arrival

If you pay by credit card, you are authorizing us to automatically charge the card per the above schedule, unless otherwise noted. The 10% hold fee due at booking is non-refundable. Further payments are refundable only if we can re-book the unit in the time after you cancel. Transfers to other parties or other weeks, if available, are not allowed without the express permission of the owners.

Contact and Request More Information:

For Rentals:

For further information on renting a unit at Herring Cove Village, contact us at the number below, or visit our web site and download any of these documents:

- HCV 2010 Rental Rates and Policies.PDF
- HCV Rental Agreement.PDF
- Why Vacation At Herring Cove Village.PDF
- HCV Townhome Floor Plans And Amenities.PDF
- HCV Penthouse Duplex Floor Plans And Amenities.PDF

**Herring Cove Village and Tennis Club
Red Clay Properties LLC, Developer**

Contact: Delwyn Trent or Jim Watkins

Web: www.HerringCoveVillage.com

**Mailing Address: 21 Bradford St. Ext
Provincetown MA 02657**

Email: Rentals@HerringCoveVillage.com

Office Number: (508) 487-9512

Fax Number: (508) 487-4370

Cell Number: (774) 994-7411

Herring Cove Village
Cape Cod's New Luxury 1, 2 & 3 Bedroom Homes



21 Bradford St. Ext. Provincetown, MA 02657.
For information call (508) 487-2430 or visit

www.HerringCoveVillage.com

HERRING COVE VILLAGE 2010 RENTAL RATES

	Townhomes 2 Bedrooms + 1 Loft Bedroom 3 1/2 Bath - Maximum 6 Occupants	Penthouse Duplexes 1 Bedroom 1 1/2 Bath Maximum 2 Occupants
Full Summer Season (5/23 - 9/5)	Price \$30,000 / Season	Price Not Available
Week	Price	Price
Spring (4 night Minimum): 4/4 - 5/15	\$2,300 / Week \$ 350 / Night	\$1,600 / Week \$ 275 / Night
Memorial Day Weekend (5 Night Minimum) and Early Summer (4 night Minimum): 5/15 - 7/3	\$3,000 / Week \$ 450 / Night	\$2,000 / Week \$ 325 / Night
4th of July Holiday Week (Weekly Minimum): 7/3 - 7/10	\$3,800 / Week	\$2,800 / Week
Summer Peak (Weekly Minimum) 7/10 - 7/17 7/17 - 7/24 7/24 - 7/31 7/31 - 8/7 8/7 - 8/14	\$3,500 / Week \$3,500 / Week \$3,500 / Week \$3,500 / Week \$3,500 / Week	\$2,400 / Week \$2,400 / Week \$2,400 / Week \$2,400 / Week \$2,400 / Week
Carnival Week (Weekly Minimum): 8/14 - 8/21	\$4,000 / Week	\$2,800 / Week
End of Summer and Labor Day (Weekly Minimum): 8/21-8/28 8/28-9/11	\$3,500 / Week \$3,500 / Week	\$2,400 / Week \$2,400 / Week
Autumn (4 Night Minimum) 9/11 - 11/29	\$2,300 / Week \$ 350 / Night	\$1,600 / Week \$ 275 / Night
Winter (3 Night Minimum) 11/30 - 3/27	\$2,000 / Week \$ 350 / Night	\$1,200 / Week \$ 250 / Night
All Rentals In Season Include Free Tennis Court Time For Registered Occupants 10% Discount For Multiple, Consecutive Weeks; \$500 Security Deposit Due Before Arrival		