

Six28 House Bed and Breakfast
PROPERTY POLICIES

Rev: 10.26.21

CHECK-IN / CHECK-OUT

Check-In: 3:00 PM - **Check-Out:** 12:00 PM

PROPERTY AND CANCELLATION POLICIES

CANCELLATION BY GUEST:

Please note that **cancellations must be made by phone or email** and are valid only on receipt of a cancellation confirmation.

Individual Room Rentals

- 8 days or more before your scheduled arrival date: We will refund 90% of your deposit
- 7 days or fewer before your scheduled arrival date: We will refund 50% of your deposit.
- Early departures and no-shows: You are responsible for the cost of the entire reservation.

TERMS AND CONDITIONS

The items below apply: Violations will be cause for immediate eviction and forfeiture of all rental fees.

1. **ARRIVAL TIME:** Check-in after 3:00 p.m.. Please advise us as early as possible to set up late arrival..
2. **DEPARTURE TIME:** Check-out is 12:00 p.m. Noon. Late check-out **may** be available upon request. Checking out late without notification may result in an additional days charge.
3. **RESERVATIONS, ROOM RATES AND DEPOSIT:** Room rates are posted on our website and are based on double occupancy (except for the special event dates). One additional guest is welcome (excluding children) for an additional \$35 per guest/per day. Sales tax and occupancy tax are additional and added at checkout. Reservations are held with a credit card deposit of 50% of the total room charge for your visit. Your credit card will be charged for the remainder of your total room charges plus tax and any additional fees at check-out.
4. **PETS:** No pets allowed. (Only certified service animals with proper documentation) are permitted with prior approval from the Innkeeper. All reasonable measures must be taken by the service animal's owner to prevent said service animal from disrupting their fellow guest experience or damage to Inn property.
5. **BREAKFAST:** Breakfast is included in all rental rates and is served between 8:00-10:30 a.m., however, we are very flexible and can meet your mornings' schedule. Please advise us of any special dietary restrictions or any other requests when making your reservation. Our chef has experience with varied dietary menu preparation and will make every attempt to honor any reasonable requests.
6. **NO SMOKING:** We are a smoke/vape free facility. Smoking/vaping indoors and outdoors on the porch is prohibited.
7. **HOUSECLEANING:** We will not enter your room during your stay, except in the case of necessary maintenance or upon your request such as daily room cleaning services and fresh linens.
8. **LOST OR LEFT BEHIND ITEMS:** Please check for all personal items before departure. Every attempt will be made to locate lost or left behind items. However, we cannot be responsible for items lost or left at the property. Before departing, empty and leave your room safe open.
9. **GOOD NEIGHBOR POLICY:** Please be considerate of our neighbors and other guests. Noise should be kept to a minimum and all federal, state and local laws and ordinances should be abided by. The Innkeeper reserves the right to ask you to leave or have you evicted due to excessive noise, or disruptive behavior. In general, be respectful of other guests and your hosts.
10. **COMMON AREAS CONSIST OF:** The driveway, parking area, grounds and gardens around the house, porch, hallway, sitting room and dining room. All other rooms and buildings are considered private and off limits.
11. **THE GROUNDS:** Your safety during your stay is a priority with us! We do have gardens and walking paths on the property. Please keep in mind that while you are welcome to explore, you do so at your own risk. In a natural environment there are insects, plants and animals that will sting, bite, or perhaps leave you with a rash. Many of the paths may be on a slope or uneven, be careful and be aware of your surroundings.
12. **SPECIAL RENTAL RATES:** These dates may involve the inclusion of another product or service, rates may be adjusted accordingly. Such dates will be noted on our website and may require booking directly with the innkeeper. All other dates include breakfast only.
13. **QUALIFYING INDIVIDUALS:** Our B and B is open to guests 21 and older. Since we cater to those visiting the Yadkin Valley AVA, we do not accept children or young adults as guests.