



Princeton-Blairstown Center (PBC) – Cornwall House Rules

- Must be over 25 years of age to rent.
- Maximum occupancy is 10 (we must have list of guest names at least 2 days prior to visit).
- Maximum number in each room is limited to the number of beds in the room.
- Smoking is only allowed outside.
- Pets are not allowed.
- Complimentary wireless internet is available – password will be provided upon check in. There is no TV. There is a Monitor in the basement to watch DVDs.
- No fireworks, illegal drugs, firearms, weapons or other hazardous materials are allowed in or around the PBC property.
- There is a keyless lock system on the door – the code will be provided at check in time.
- PBC is not responsible for any accidents, injuries, or illnesses that occur to guests while on PBC premises. By accepting this reservation, all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
- PBC is not responsible for the loss of or damage to any personal belongings or valuables of any guests. Valuable items left behind will be held for one month. If items are not claimed, they will become the property of PBC.
- Both the Guest and PBC will verify the condition of all property upon arrival. All property and furnishings are to be left in the same condition/place as they were found. If any damage is found upon arrival, it must be immediately reported to the office.
- The deposit will be used to repair or replace all loss or damage to any of the furnishings, carpets, draperies/blinds, appliances, or household goods outside of normal wear and tear but liability is not limited to the deposit amount.
- PBC provides one hand towel, one bath towel and one washcloth per person. In addition, we provide two rolls of toilet paper and one roll of paper towels per bathroom and one roll of paper towels for kitchen, along with linens, blankets, pillows, and all kitchen necessities other than food. Linens and towels are provided but are not exchanged during a guest's visit. One garbage bag per day of visit is also provided (along with 1 recycling bag for whole stay). If you require more of any of these items, please bring your own.
- Do not bring food and liquids into the bedrooms.
- If the fireplace is used, please be sure to open and close the flue. Please make sure to only burn dry wood found near fireplace or on porch.
- Guests are limited to Cornwall House and its front and back yard. Guests are not permitted on PBC trails or to utilize other buildings or amenities.

- A full kitchen with cooking utensils and kitchen equipment is furnished. Please wipe down stove and oven as deep cleaning is not included in the regular cleaning fee.
- Pre-wash dishes and utensils and place soiled dishes in the dishwasher to clean (one dishwasher cleaning tablet per day of stay is provided). Failure to clean dishes, pots and pan, etc. (or grill), and put away all dishes before leaving will result in a \$50.00 cleaning charge deducted from security deposit.
- Cornwall House utilizes a well and septic system. The septic system will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time.
- State law requires RECYCLING. Please dispose of recyclable items SEPARATELY from regular garbage in specially marked containers located inside the house.
- Guests shall be respectful of the rights of the surrounding property owners. Parties are NOT allowed. Excessive loud music is not permitted to be played outside (music may be played at a reasonable level). Quiet hours are from 10:30 p.m. to 8:00 a.m. You may be asked to vacate the property if you create a disturbance. NO REFUNDS WILL BE PROVIDED IF YOU AND YOUR PARTY ARE ASKED TO LEAVE BEFORE THE END OF THE RENTAL TERM.
- The property has a fire extinguisher located in the living room to the right of the front door. The fire extinguisher was fully charged at last inspection. Guests MUST inform a PBC staff member immediately should any fire extinguisher be used.
- Upstairs bedrooms contain fire ladders (in closets) that may be used in the event of an emergency.
- The property has properly functioning smoke and carbon dioxide detectors installed around the house. Guests will not deactivate these detectors and MUST notify PBC staff if low battery sounds are detected.
- In preparation for departure, guests should:
 - Leave linens and blankets on the beds.
 - Put used towels and washcloths in hamper in laundry room.
 - Empty the refrigerator and cabinets of all food items and remove from house.
 - Empty dishwasher and put all dishes, pots, and pans away in the cabinets. Be sure to clean coffee pot and throw away coffee grinds.
 - Wipe clean stove and countertops. If grill is used, use brush and clean grate and wipe grease off outside with cleaner located under sink in kitchen.
 - Close all windows, make sure the fire is completely out, and turn off all fans and A/C.
 - Securely tie all garbage and recycling in bags and place in garbage cans located in garage (can be accessed through basement -door located across from back door).
 - Lower the thermostat to 55 degrees in the winter and be sure doors are locked.

These rules and the accompanying agreement constitute the entire agreement between the parties. No change shall be made except by writing, signed by each party, and dated.

ANY ISSUES OR CONCERNS WHILE HERE – PLEASE CALL

Mark Debiasse - 973-886-2041, ADAM FALLER - 814-386-4181, OR Pam Gregory - 917-576-5168

IN AN EMERGENCY CALL 911—TELL THEM YOU ARE AT 158 MILLBROOK RD, HARDWICK, NJ.