

## WELCOME TO THE COTTAGE!

2087 Harding Rd

Blacksburg VA 24060

Host: Laura Owens 207-415-6202

Thanks so much for booking my home for your stay. I hope you'll find it as relaxing, cozy, and quiet as I have!

Please note that this rental is not a big-box, corporately-owned business. I live in the home full-time (with my dog Rosie!) when it is not occupied by guests. Because of this, the home, and the items in the home, are meaningful to me. Please treat them with the care and respect you'd give as a guest in a friend or family member's home!

I've made space in the kitchen cabinets and provided luggage racks for guest use. Please do not attempt to get into any area that is marked "For Owner Use Only". The home will be cleaned thoroughly and all towels and bed linens will be freshly laundered, but I cannot guarantee the complete absence of dog hair or dander! *If anyone in your party has strong pet allergies, I cannot recommend booking a stay here.*

**Pets, parties, and events of any kind are strictly prohibited.** I love animals, but I cannot accept pet guests at this home. Exceptions will be made ONLY for service dogs that are required because of a disability, and has been trained in tasks or work to assist an individual with disability per ADA laws. There is a security camera on the exterior of the home that will be monitored remotely. The presence of unauthorized pets or guests will result in **immediate cancellation** of the stay, and all guests will be required to leave at once. **No refunds** will be issued.

Please enjoy the peace and natural beauty this property has to offer. You may see deer, turkeys, and other wildlife nearby. Downtown Blacksburg and the Virginia Tech campus is less than 10 minutes away, but you'll feel

### **Check-In Instructions:**

The official **check-in time is 3:00pm**, however, if you'd like to come earlier, feel free to ask! I can almost always accommodate an earlier time.

The lock to the door from the mud room to the kitchen has an **electronic code deadbolt**. Your code to get in is the **last four digits of Dena's phone number (0747)**.

## **Things to know about the home:**

The **WiFi** network is: ARRIS-05DD-5G or ARRIS-05DD

The password is: 3353 4410 4637

### **\*\*\*VERY IMPORTANT!\*\*\***

This home's plumbing runs on a **septic system**. Please be very careful to flush **\*only\* toilet paper** down the toilet! Tampons, pads, paper towels, condoms, etc. will build up in the septic tank causing it to overflow :( I appreciate your help in preventing this very gross and expensive problem!!!

Also, please do not let **food waste or oil/grease** go down the kitchen drain, for the above reasons. Please wipe any greasy pans with paper towels before washing in the sink.

The **well water** is safe to drink but may not be to your taste. I've installed a countertop filtration system to the kitchen faucet. To use, just turn on the tap, and pull the small knob on the faucet.

Due to the size of the **hot water heater**, you may want to consider spreading out the times of your showers if you have more than two or three guests in order to ensure everyone has enough hot water.

Please **hand wash all non-stick pots and pans, wine glasses, and sharp knives** (the ones on the magnetic knife rack)! Everything else can go in the dishwasher. Dishwasher detergent is under the sink, along with any other cleaning supplies you might need.

**Spare toilet paper** is under the bathroom sink. **Spare paper towels** are in the pantry cabinet next to the fridge. There is a large **drip coffee maker** on top of the butcher block. It does not require paper filters, just put the coffee grounds directly into the mesh metal filter. There's also a French press in the upper cabinet to the left of the sink if you prefer!

I have a "**Furniture Protection Plan**" for spills on the upholstered furniture in the living room and the upstairs bedroom. If you spill anything on it, don't panic! Just wipe up what you can, take pictures of the spill, and let me know what substance (ie BBQ sauce, wine, etc) it is. I will call the company to have it cleaned after your stay. **Please don't use any cleaning solutions (if you do, it could void the warranty).**

In the warmer months, it is important to keep the **dehumidifier** running as much as possible to prevent moisture issues in the house! It's set to run continuously until it's full. When full, the red light will come on. Just pull the tank from under and empty into the kitchen sink.

**Cell service** is a bit spotty in this area- if you turn on "WiFi Calling" on your phone, it will be much more reliable!

**Netflix and Hulu** are available for your streaming entertainment needs! Please use the guest accounts. To turn everything on, press the button with the house icon on the upper right of the Roku remote. To turn the TV off, press power on the TV remote. The volume is also controlled by the TV remote.

There is a **fire extinguisher and emergency lantern** located on top of the fridge, as well as an **emergency fire ladder** located in the master bedroom upstairs. The **first aid kit** is located on the top shelf of the kitchen cabinet above the dishes and glassware. I've left other **first aid supplies** in the bathroom medicine cabinet and chest.

There are **extra towels, hand towels, face cloths, and blankets** in the downstairs bedroom closet and bureau, as well as the drawers under the TV.

The **iron and ironing board** are in the bathroom.

Despite the proximity to downtown and campus, we are located outside of Blacksburg town lines in Montgomery County. Therefore, sadly, most **food delivery** from downtown Blacksburg is not available here. Uber Eats and other like services should be available.

**Uber and Lyft** do service this area if you'd like to leave your cars at home while heading into town!

While driving on these back roads, **be wary of deer in the road!** They are \*everywhere\* out here in the country! Particularly at dusk and dawn.

Central **air conditioning** is only available on the first floor. There is a freestanding AC unit for use upstairs as well as a window unit which I will set up for guests during warm weather stays.

The entire home is **heated** by thermostats- one downstairs (on the wall in the living room), and two upstairs (one in each room). The bathroom heater is operated by a timer on the wall above the toilet.

**\*\*\*If you fill the kitchen trash, do not leave bags of trash outside!** There are **bears and other wildlife** in the area who will be attracted by trash smells. Please bring full trash bags up to the shed and be careful to make sure the door is latched completely behind you.\*\*\* Spare trash bags are located in the bottom drawer in the kitchen closest to the mud room.

**Smoking** of any kind is prohibited indoors- however, there is a small metal covered ashtray on the back deck if anyone in your party wants to smoke \*CAREFULLY\* outside. Please ash your cigarettes only into the ashtray to avoid the risk of burning ashes on the deck or porch. \*Cigarette butts found littered on the property could result in additional fees!\* Please be a considerate smoker. Thank you!

**A reminder, pets and parties/events are \*\*\*strictly prohibited\*\*\* during your stay.**

I can be reached by text/call at 207-415-6202. Please get in touch if you have any questions during your stay. I'll do my best to reply ASAP!

### **Check-Out Instructions:**

Please **strip the beds** and leave sheets and any used towels downstairs on the dining room table.

Please bring **kitchen trash up to the shed** and place inside the trash can in the shed. Please be sure the door is completely closed behind you to avoid attracting critters!

**Check-out time** is 11:00am, but again, if you need a later time, feel free to ask! I will almost always be able to accommodate you :)

I will take care of everything else! Thanks for letting me host you for your stay!

Laura Owens  
(207)415-6202