

Cancellation Policy

The following represents my cancellation policy. I am able to offer rates that are anywhere between 40% to over 70% off of competitive rates because I can correctly estimate my cash flow. If I allow cancellations during my "High Seasons" (the summer, winter or early fall and dates surrounding a holiday), then I will not be able to offer these low rates. In addition, someone could reserve the rental time of my units several months prior to their arrival date and then cancel just a few weeks before their scheduled time. This is simply unfair to everyone including individuals that would have liked to take this date, but were unable to take it because someone else had reserved it and then cancelled. When a cancellation occurs only a few weeks or so before the scheduled arrival date, it is very difficult to re-rent this scheduled time. Most people plan well ahead and if the date was previously booked, it is unlikely that they will recheck my website for a cancellation so close to this scheduled time. In addition, potential renters that noticed the date was booked have probably rented and committed to an alternative property.

On the other hand, I can certainly understand when true emergencies occur such as a death in the family. However, simply canceling due to other commitments is not fair to me or to other potential renters who can not take advantage of my rates resulting in my units going empty which is a waste for everyone involved. Therefore, I must draw the line or I will not be able to continue owning these units and renting them at such a low price.

Once you make a reservation during the High Seasons and you need to cancel for any reason whatsoever, you may do so and you will have the following options:

1. You can substitute friends or family for the date and there will be no additional charge to you except for a \$100.00 processing fee. I would need the substitute renters to fill out a Guest Registration form and they must be satisfactory to me as a substitute renter. Alternatively, you can assume their liability. You will need to e-mail me that you are willing to assume full liability if you choose this alternative. The choice is yours.
2. If # 1 does not work for you, then there is 2nd alternative. You can be put on my waiting list for a High-season stay. The exact details of substituting dates is at my discretion as this can be complicated, however, I will always try to be fair to you. This may be difficult for you because you will basically have no notice that your new chosen weekend is actually available until the day before your arrival. Again, I will try to be flexible and fair when substituting dates. If you have a particular theoretical situation, I would be glad to discuss this with you.
3. If #1 and #2 do not work for you, there is a final choice. You may substitute your time at any of my rental properties except during my High Seasons. I own several rental properties. The 1st is my flagship property-a year-round home on Lake Missaukee in Lake City, MI (15 miles east of Cadillac, MI). My home on Lake Missaukee is spectacular. It is right on Lake Missaukee which is a 2000 acre lake. It is 25 minutes from Caberfae and 1hour from Shanty Creek. It has a 4 person Hot-Tub, a wall of windows facing the 2000 acre lake and 3 bdrms 2 baths and a spectacular huge vinyl deck overlooking the beach. The 2nd and 3rd properties are 2 identical condos almost right next to each other at Cedar River in Shanty Creek. These Slopeside Condos are right on Schuss Mountain and are true Ski-in Ski-out with a huge 42" Plasma HDTV and 3 full bedrooms and 2.5 baths. In addition, the driving range is right out the front door and the new Weiskopf golf course is right across the parking lot. My 4th property is a 1 bedroom Suite at the Cedar River Lodge with 2 queen beds and a sofa sleeper and a kitchenette. This 1 bedroom Lodge Suite also has a beautiful Jacuzzi tub for two. The suite overlooks the year-round outdoor pool and spa at the Lodge and has a slight view of the new Weiskopf golf course and is just 3 doors down from the workout room on the 2nd floor of this recently constructed upscale hotel. It is a non-smoking room. If you choose this Lodge Suite as your substitute destination, you will receive an extra night free (excluding weekends and holidays). The final 3 properties are brand new luxury condos right on the 1st green and 2nd tee of the Schuss Mountain Golf Course. Two of these condos are 3 bedroom 3 bath with a balcony overlooking the 2nd Tee Box. The third is a unit on the 1st level and has a very close view of the green on the 1st hole and the 2nd hole tee box. Enjoy beautiful views of Schuss Mountain in the winter as well.

For all of the above alternatives, you can use your credit for up to 2 years past your original Arrival date. I truly regret having to implement this cancellation policy, but I can no longer afford to have last minute cancellations that cause empty weekends during my high seasons.

Your credit card will be charged 50% upon booking and the remaining 50% approximately 90 days prior to your arrival.

This policy allows me to stay in business and offer luxury accommodations at rates that are 40-70% below standard rates for similar accommodations.

If rates are raised after you have registered, you will be obligated to pay the higher rate, however, I will give you a free night stay in the off-season at any of my rentals, however, you will be charged a housekeeping service fee which all goes toward housekeeping service payments. Again, I don't receive any money that you pay me for housekeeping. It all goes to my housekeepers.