

**Please Read: Occupancy is conditional on policy adherence.**

**The Northport Inn & Lodge**  
**Overview & Policies**

192 Northport Avenue, Belfast, ME 04915

Please call 207-218-1129 for Reservations & Inquiries  
email [info@thenorthportinn.com](mailto:info@thenorthportinn.com), visit us at: [www.thenorthportinn.com](http://www.thenorthportinn.com)  
Wi-Fi: Northport-Inn, Password: \*\*\*\*\*

**Property Overview**

Welcome to The Northport Inn & Lodge. Nestled on a hill atop five beautiful acres boasting scenic Pen Bay views, we offer short-term and extended stay occupancy for seasonal guests and working professionals.

- Rooms for short-term stay, defined as occupancy between 1 and 27 days, are \$139-\$149 per night plus Maine state sales tax (9%).
- Rooms for extended stay, defined as occupancy of 28 days or more, are \$33-\$39 per night, or \$990-\$1,170 and are tax-exempt. Our extended stay rates are 30% off of market prices.
  - First month’s rent and a security deposit in the same amount are due upon check-in.
  - Subsequent rent is due precisely on the 1<sup>st</sup> of each new rental period (e.g., monthly). Rent that is late will be assessed a \$35 daily late fee, applied to next month’s rent.
  - We reserve the right to conduct a background check.
  - This property does not participate in third-party federal, state or private rental subsidy programs such as General Assistance, Penquis, etc.
  - Rent and security deposit for J1-Visa residents, etc. are the sole responsibility of the sponsoring individual or organization using a single credit card/payment source throughout the duration of the stay. Sponsor is responsible for any damages and resulting financial implications.
  - Paid reservations that are subsequently cancelled will result in a \$50 cancellation fee as rooms were not rented to other guests during that time.
- Room maximum occupancy:
  - King Bed or Full Bed Lodge Rooms: up to 2 adults, no children
  - Two Full Bed Lodge Rooms: up to 2 adults + 1 child
- Payments may be made via:
  - Check, Cash, Cash App, Venmo or Credit Card. Security deposits will not be used in lieu of Rent.

Our Lodge rooms are fully furnished with three bed types: king bed, full bed, two full beds. All rooms have:

- Refrigerator, microwave, coffee pot, hot water pot and coffee & tea supplies.
- Private bathroom with towels, hair dryer, soap and shampoo.
- All utilities are included. We don’t have TVs, however, there is high-speed internet to stream to device(s).
- Access to Shared Kitchen: we have a fully-equipped shared kitchen for our short-term and extended stay guests to use to prepare meals as desired.
- Ceiling fans are in some of the rooms, and baseboard heat is in all of our rooms. We do not have A/C which is rarely needed due to coastal breezes and moderate temperatures. If a guest wishes to install their own air conditioner, it must be pre-approved by Property Management. A/C units must not exceed 5,000 BTUs, and a \$100 Utility Fee per month will be added to Guest rent throughout the term of the A/C usage.

Evidence of A/C units without prior approval will result in a \$200 fee. In addition, all A/C units must be turned off when Guests leave their room. Evidence of A/C units on while Guests are not there will result in a \$200.

### Local Amenities

The Northport Inn & Lodge is conveniently located ½-mile into Belfast heading north on Atlantic Hwy. (US Rt. 1), very close to downtown Belfast, restaurants, food shopping, gas stations, pharmacies and Belfast Coin Laundry.

### Details & Policies

1. Room Reservations: call our Front Desk at 207-218-1129 between the hours of 8:00am-7:00pm, seven days a week.
2. The Front Office is located just inside the Inn entrance for check-in/check-out or any questions or concerns. If the office is closed, please call 207-218-1129 for assistance.
3. Check-in is 4pm or later on day of arrival. Check-out is no later than 11am. A key drop is to the right of the front door.
4. Room Refresh:
  - a. Short-term stay guests (27 days or less): Fresh linens are provided at check-in. Short-term stay guests may request fresh linens and towels, and room refresh up to two times upon request during their stay.
  - b. Extended stay guests (28 days or more): Fresh linens along with a starter set of soaps, toilet paper, etc. are provided in all rooms at check-in. Subsequently, extended stay guests are then responsible for all laundry, including linens and towels, soaps, toilet paper, etc., and keeping their rooms clean, orderly and free of old food, garbage, and general clutter. This is among the several ways we are able to keep our prices so low.
  - c. Guests may “check-out” a vacuum cleaner and/or basic room cleaning supplies at no charge. Guests are expected to return these items ASAP after usage on the same day. Also, guests may also request a room refresh for \$45. This includes room vacuuming, room and bathroom refresh and fresh linens and towels. Note: Guests are encouraged to purchase single ply toilet paper to avoid clogging. There will be a \$50 toilet unclogging fee if toilet(s) get backed up.
5. Repairs, Maintenance and Room Condition: Owner and Property Management reserve the right to enter rooms to do necessary repairs, maintenance and inspection. We will communicate to guests as to the scheduled day to avoid any inconvenience.
6. Vehicles:
  - a. Residents will be asked for vehicle model and license as part of the check-in procedure. Residents are permitted one vehicle per adult guest.
  - b. There are no assigned parking spaces; we have plenty of room for residents and guests. Please leave ample distance between vehicles.
7. Safety: we strive for a quiet, comfortable and safe environment. If you see strangers entering the property or any suspicious activity, please report it immediately to Property Management: 808-214-0817.
8. Use of the common kitchen is encouraged. It provides convenience and offers the ability to save money on dine-out and take-out, as well as to ensure specific dietary needs.
  - a. Access to the kitchen is on the first floor. The combination lock is \*\*\*\*\*. The code should not be shared with anyone and will change periodically.
  - b. Hours of operation for the kitchen is 7 days a week from 7:00am to 9:00pm. Under no circumstances should the kitchen be accessed outside of these hours out of respect to all property guests.
  - c. We kindly insist that you:
    - i. Please do not leave the kitchen if you have food warming or cooking. This is a fire hazard.
    - ii. Please leave the kitchen spotless, garbage thrown out and dishes washed carefully and put away.

- iii. The refrigerators in each room are meant to store all frozen and refrigerated food, and drink items; however, a larger refrigerator is provided in the kitchen for further food & drink storage.
- 9. Snow plowing and shoveling is handled by the property.
- 10. Check our website messaging board frequently for all property updates (e.g., repairs, storm power outages, seasonal and policy updates, etc.).
- 11. Security Cameras: for everyone's safety and security there are numerous live-feed and motion-detection cameras on the premises, including in the shared kitchen for safety and insurance reasons.
- 12. Extended stay guests are encouraged to establish a virtual mailbox or physical PO Box through the Belfast US Postal Office, located at 1 Franklin Street. We are not responsible for mail delivered to property.
- 13. No-no's. Please read carefully as a \$250 fee will applied to your credit card or security deposit for EACH infraction, followed by immediate eviction:
  - a. No Smoking or Illegal Drug Use: There is no smoking of any kind allowed in the lodge rooms or outside of lodge rooms. Smoking is only allowed at the picnic table by the road. This applies to cigarettes, cigars, pipes, vaping and marijuana for recreational or medicinal purposes regardless of prescription for use or not. We ask that you dispose of All cigarette butts in the disposal containers provided. Do not throw cigarettes on the ground. Also, any evidence of illegal drug use will result in immediate eviction and/or a call to Belfast Police.
  - b. No Pets: due to the close proximity of Lodge rooms, allergies and guest safety, we have a strict no pets policy, including emotional support or comfort animals.
  - c. No Hotplates: food warmer or cooking appliances of any kind are strictly prohibited in the lodge rooms. Guests are invited to use the shared kitchen or a barbecue grill on the back brick patio as desired.
  - d. No Subletting: Under no circumstances are guests allowed to take on roommates, or to sublet your room to others.
  - e. Rooms in disarray or disrepair: Guests who do not regularly clean rooms, including garbage removal will be evicted and charged a cleaning fee of \$150. In addition, any loss/damage to the property will be assessed, documented and charged to the guest should damages occur.
- 14. Liability: safety is of prime concern. Guests are responsible for their actions and those in their party. If we receive complaints, we will address with you directly.

*We truly hope you enjoy your stay at **The Northport Inn & Lodge***