

2012 Rental Reservation Policies

Open Year Round ~ Check-In: 3pm ~ Check-Out: 11am

Rooms & Amenities

The Studio units feature huge picture windows, cathedral or tray ceilings and natural cedar or white paneling.

The One Bedroom suites include a separate bedroom and a living room with a sofa bed.

The 2 Bedroom suite includes two separate bedrooms, two bathrooms and a living room with a sofa bed.

All Beach Homes include a large living room with wood burning fireplaces, polished beach wood floors, two bedrooms, two baths, a porch and a private patio.

For your comfort and enjoyment, each accommodation contains individually controlled heat and air conditioning, kitchenette and private beachfront terrace. During the summer season, we provide free beach services for your pleasure and convenience.

Chaise lounges, umbrellas, towels and showers are readily available.

To make your stay even more relaxing, a massage can be arranged on your own private terrace or you can choose to work out in our fitness center.

Deposits & Payment

Reservations require a 50% deposit. Group Bookings require a non-refundable 100% deposit. Deposits are payable by Visa or Mastercard. The Balance is due upon check-in.

Minimum Stays

Off Season: 2 Night Minimum if staying over a Saturday Night.

Main Season: 3 Night Minimum if staying over a Saturday Night.

2 Night Minimum for a midweek stay.

Certain units might require longer stays.

Occupancy

All rates are based upon double occupancy except for the Two Bedroom unit and the Beach Houses. Additional Charges are as follows: Off Season \$25.00 Main Season: \$50.

Visiting Guests using the beach or pool facilities will be charged the following: Off Season \$25.00 Main Season: \$50.

Children allowed in certain units only. No Pets.

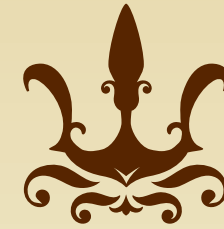
Cancellation and Changes

Deposits are refundable less a 10% cancellation fee provided notification of cancellation is received at least 30 nights before arrival date.

Reservations made before March 1st are non-refundable.

No Changes allowed 30 days prior to arrival. No Exceptions.

Prices and Policies are subject to change without notice.



PANORAMIC VIEW

A Distinctive Management Property

Your Private Oceanfront Escape

Year Round Resort & Residences

Full Service Care-Free Resort | Breathtaking Ocean Views
10 Acre Private Sanctuary | 1000 ft White Sandy Beach
Concierge & Porter Service | Heated Pool with Cabanas & Pool House
Pool/Beach Towel Service | Business & Fitness Center

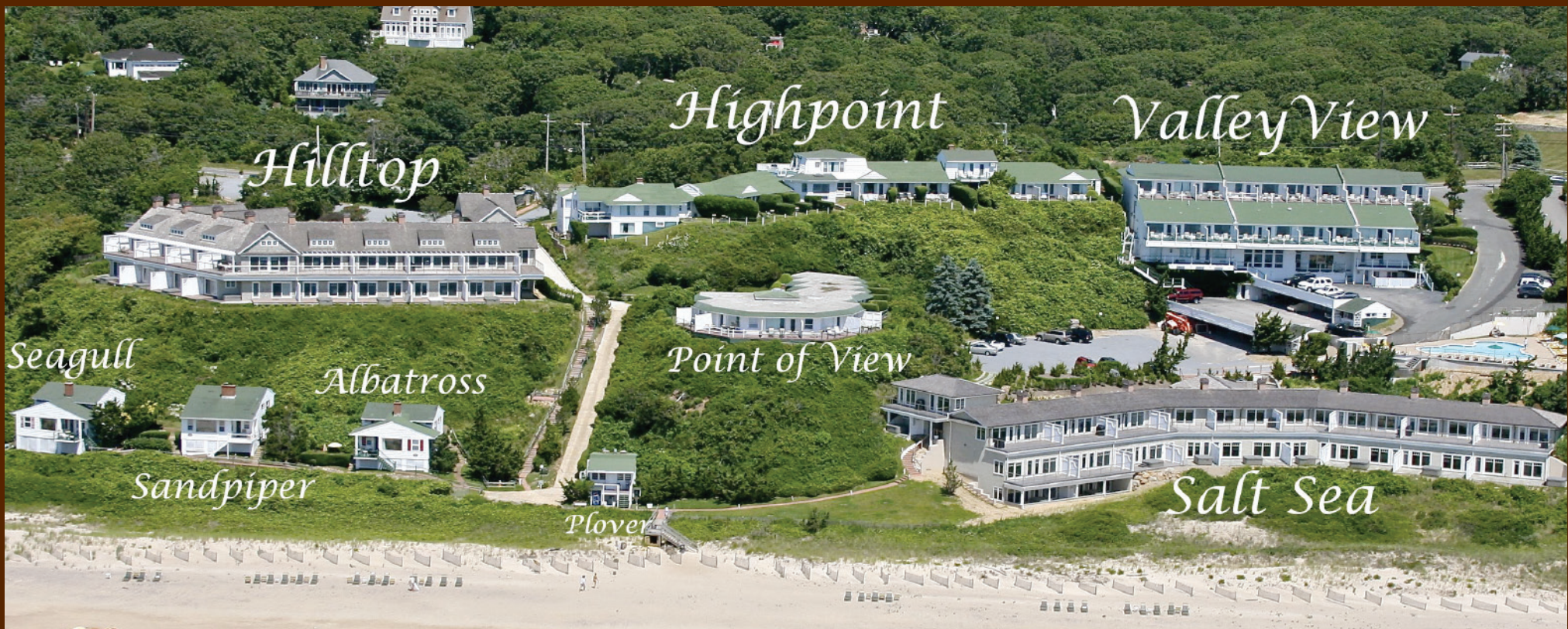


PANORAMIC VIEW

Reservations and Information: 631-668-3000

272 Old Montauk Highway ~ Montauk NY 11954 ~ 631-668-3000 ~ www.panoramicview.com

This Premier Property Managed by Distinctive Management LLC ~ Hotels | Resorts | Coops | Condos | Estates



RATES 2012	May 1st - June 21st	June 22nd - July 26th	July 27th - Sept 3rd	Sept 4th - Oct 8th	Oct 9th - Apr 30th
BEACH HOMES					
Albatross, Sandpiper, Seagull	\$445-\$595	\$795-\$925	\$795-\$925	\$445-\$595	\$445-\$595
POINT OF VIEW					
Studio & 1 Bedroom	\$245-\$395	\$395-\$495	\$475-\$495	\$245-\$445	\$225-\$250
VALLEY VIEW					
Studio	\$245-\$395	\$395-\$475	\$475-\$495	\$245-\$395	
HIGH POINT					
Studio	\$245-\$395	\$395-\$475	\$475-\$495	\$245-\$395	
1 Bedroom	\$345-\$445	\$405-\$525	\$495-\$525	\$345-\$445	
2 Bedroom	\$395-\$495	\$495-\$595	\$595-\$625	\$395-\$495	

