

Rental Agreement

1. CHECK-IN TIME IS AFTER 4 P.M. MT AND CHECK OUT IS 10 A.M. MT. NO Early Check-ins or Late Check-outs.
2. Ski boots, snowboarding boots, skis, snowboards, and poles are **not permitted** in the cabin. Skis, snowboards, and poles are to be stored in the garage; boots may be stored in the ski valet, located off the front porch to the left of the front door. **Please** make an extra effort to communicate this policy to children, who may be unaware, and mistakenly enter the cabin in ski boots and damage the cabin floor, furniture or walls.
3. This is a NON SMOKING cabin.
4. Pets are absolutely not permitted.
5. DAMAGE/RESERVATION DEPOSIT- A damage deposit of \$1,000 is required. This must be received 20 days prior to arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (30) days of departure, provided the following provisions are met.
 - a. No damage is done to cabin or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are left in the lock box, cabin is left locked and alarm is activated.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. NO Early check-in or late check out
6. PAYMENT – An advance payment equal to 50% of the rental rate is required to reserve your dates. The advance payment will be applied toward the lodging fee. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Colorado Family Cabin, LLC. The advance payment is not a damage deposit. The BALANCE OF RENT, lodging tax, cleaning fee, are due thirty (30) days before your arrival date, damage deposit is due 20 days prior to arrival.
7. CANCELLATIONS – Cancellation or early departure does not warrant any refund of rent or deposit. If we are able to rent to another party, we will provide a refund for the exact days for which we are able to rent the cabin.
8. MAXIMUM OCCUPANCY- The maximum number of guests per is limited to thirteen (13) persons. An additional charge or \$25.00 per person per night for guests in addition to thirteen (13) will be assessed.

9. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY; 4 – 6 nights during peak and holiday seasons.
10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
11. INCLUSIVE FEES – Rates include a one-time cleaning fee of \$165.00 and a lodging tax of 8.7%. Amenity fees are not included in the rental rate.
12. NO DAILY MAID SERVICE – Linens and bath towels are included in the cabin, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cabins.
13. RATE CHANGES – Rates subject to change without notice.
14. RENTER AGE – Renter must be 25 years of age.
15. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
16. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
17. Parking – Parking is limited to two (2) vehicles. Additional vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines and towing fees are the sole responsibility of the vehicle owner.
18. Colorado Family Cabin, LLC is not affiliated with Sol Vista or Granby Ranch. Granby Ranch and Sol Vista are independently owned and operated. Amenities may or may not be available based on the policies, availability as set forth by themselves. We offer no guarantee of availability of amenities, including but not limited to the use of the ski mountain, chairlifts, swimming pools, base lodge, grange hall, ski lessons, and day care. We do not guarantee the availability of amenities in surrounding areas, such as fishing, snowmobiling, hiking, biking, transportation, National Park or National Forest availability.
19. STORM POLICY / ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Roads are well maintained, however we highly recommend four wheel drive and / or chains during the snow months. We do not refund due to road conditions, or the availability or cancellation of flights, or for any transportation issues that may be encountered.

The cabin is privately owned by an LLC; the LLC is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The LLC is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that 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 premise. We make every effort to provide internet service but can not guarantee its availability due to possible technical issues.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____

Name: _____

Address: _____

City, State & Zip: _____

Phone: _____

Signature: _____ Date _____

Name: _____

Address: _____

City, State & Zip: _____

Phone: _____