



## **RENTAL POLICY:** 114 Crosscut Dr, Winter Park, CO 80482

**Please excuse all the lengthy text, but we hope to address possible questions by our guests.**

**Check-In:** After 4:00 PM. **Checkout:** By 10:00 AM - Failure to checkout on-time without the permission of the owners will result in additional fees.

**Rates:** Until confirmed, rates are subject to change without notice.

**Guests:** To ensure the proper family vacation atmosphere, we only rent to families, married couples, and mature adults (25 years of age and older). Occupancy by more guests than stated in this rental agreement is prohibited, and a surcharge of \$100 per person per night will be assessed.

**No Pets Allowed:** While we are pet-lovers, some of our guests may have allergies. If the renter brings a pet into the unit, the renter will be immediately evicted and the deposit and rent will be forfeited. A surcharge of \$100 per night will be assessed if anyone in party is found to have a pet in the townhome.

**Non-Smoking Unit:** This townhouse is a non-smoking unit. Evidence of smoking will result in immediate eviction, and the deposit and rent will be forfeited. A surcharge of \$100 per night will be assessed if anyone in party is found to have been smoking in the townhome.

**Linens and Towels:** Linens and towels are provided. Please keep linens and towels in the townhouse.

**Private Hot Tub:** Purple towels are provided for use in our private hot tub. Please leave the hot tub covered when not in the tub. Do not bring food or drinks into the hot tub, as they may spill and cause damage. Any damage to hot tub will result in additional charges.

**Supplies:** You may wish to either bring supplies or purchase them locally. There is a Safeway (grocery store) down the road in Frasier.

**Parking:** Free parking is available for up to two cars per unit.

**Reservations:** A 50% deposit is required for booking. Balance due 30 days before arrival. Failure to pay balance will result in cancellation and forfeiture of monies paid.

**Payment:** Personal checks, Credit Card, and PayPal are accepted.

**Security Deposit:** A credit card authorization is required as a security deposit to ensure the townhome is free of damage, in the same condition as upon arrival, keys are returned to their proper storage places, and acceptable inventory is completed. Any costs due to damage, broken or missing items, rules disobeyed or any other costs will be charged to you.

**Departure Maid Service:** Our departure cleaning service will perform light house-keeping, including vacuuming and changing of linens. This departure cleaning fee is \$95.00. We ask that you please clean all dishes, remove any food items you brought, empty the trash, and leave the townhome in the same condition as found upon arrival. Failure to leave the townhome in this condition will result in additional charges.

**Cancellation Policy:** Should you need to cancel, please call as soon as possible. We will provide a full refund if the cancellation notice is received at least 45 days before the date you reserved the unit, less a \$100 handling surcharge. If notice is received within 45 days of your rental date, guest will forfeit any paid balances unless we are able to re-rent the unit at the same rate (less \$100).

**Transfer of Reservation:** Any transfer of reservation must be approved in advance by the owners.

**Weather, Acts of God, and Other Events:** In the event that there is a mandatory evacuation or inability to occupy the rented townhome due to weather, act of God, fire, or other cause beyond the control and without the fault or negligence of the owners of the townhome, you will be responsible for the rent for the days you reserved the unit. The owners will not be liable for incidental, special, consequential or indirect damages arising out of or in connection with this Rental Agreement.