

RENTAL CONTRACT AGREEMENT

Enclosed is our rental contract and rules. Please print, read and sign and send it along with your deposit to the address below. Thanks so much and if you have any questions, feel free to contact me.

LANDLORD NAME & ADDRESS	UNIT NO. & ADDRESS	TENANT NAME
Louie Ivan Contreras Po Box 2110 Litchfield Park AZ 85340 Phone 602 435-2423 Fax 623-321-1512	San Joaquin Rd. #1 Mountain Village Colorado 81435	

	RATE P/NIGHT	\$
# NIGHTS STAY	TOTAL RENTAL	\$
1ST PAYMENT DUE	TAX (12.4%)	\$
2ND PAYMENT DUE	CLEANING FEE	\$ 265.00
CHECK IN DATE	PET'S FEE	\$
CHECK OUT DATE	TOTAL	\$

Number of people in party: _____

RULES AND REGULATIONS

1. **CHECK-IN TIME** IS AFTER 4 P.M. AND **CHECK-OUT** IS 11 A.M.
2. This is a **NON SMOKING** unit.
3. **Pets** Allowed upon Non Refundable Deposit. (\$150.00 per pet)
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/SECURITY DEPOSIT**- Reservation Security deposit of \$1,000.00 is required. This must be received within sixty (60) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to unit 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 dumpster, and soiled dishes are placed in the dishwasher/sink.
 - d. All keys are left on the kitchen table and unit is left locked.
 - 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 unless prior arrangement with management

NOTE: In 99.9% of all cases the security deposit will be refunded or credit card not charged, and of course there is No charge for normal wear and tear of the house. However, here are some common reasons for deductions from the Damage/Security deposit:

- * Excessive garbage on departure
- * BBQ cleaning
- * Broken or missing items from Inventory
- * Spills/stains on stove
- * Blocked toilets due to excessive paper and sanitary items etc, flushed down pan
- * Non removable stains on sheets and towels-blood/bleach/permanent marker, etc.
- * Carpet and furniture spills that require professional treatment

* Relocation of furniture/bedding to original position

* Lost of Keys and/or front lock boxes, garage remote control

6. **PAYMENT** – Full payment is required 60 days before arrival. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks. Please send all payments to: **Louie Ivan Contreras.**

7. **CANCELLATIONS** - A sixty (90) day notice is required for cancellation. Cancellations that are made more than sixty (90) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within (90) days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

8. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

9. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to fourteen (14) persons. An additional charge of \$150.00 per person per night for guests in addition to fourteen (14) will be assessed. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

10. Longer **minimum stays** may be required during holiday periods.

11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We do not permit towels or linens to be taken from the unit.

13. **RATE CHANGES** - Rates subject to change without notice.

14. **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.

15. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

16. **PARKING** - Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

17. **HOT TUBS - NO CHILDREN** under the age of 12 permitted in hot tubs at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. DO NOT STAND ON THE HOT TUB COVERS, they will break and you may be charged replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

18. **STORM POLICY/ROAD CONDITIONS** - No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives 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.

19. **PRIVATE OWNER** - Our Property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are 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.

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By Signing Below I agree to all Terms and Conditions of this Agreement.

PRINT NAME

ADDRESS

PHONE _____ **EMAIL** _____

SIGNATURE _____ **DATE**

WARNING: 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statements or entries, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000, or imprisoned for not more than five years, or both.

As soon as I receive your final payment, I will send/call the lock box/key instructions.

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