

SKIWATCH 433 - RENTAL RULES AND REGULATIONS

1. **CHECK-IN TIME:** Check-in time is 4 P.M. MDT. No early check-ins are allowed as it is already tight to get the unit cleaned in time.
2. **CHECK-OUT TIME:** Check-out time is 10 A.M. MDT. No late check-outs are allowed.
3. **SMOKING:** This is a NON-smoking unit.
4. **PETS:** Pets are NOT permitted in the Skiwatch 433 under any conditions.
5. **STUDENTS:** We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
6. **PARKING** – Two indoor parking permits are included with the rental. These required parking passes are located inside the unit upon arrival. Renters must display parking pass on the rear view mirror at all times. Failure to display may result in the towing of the vehicle at the renter's expense. Please leave the parking passes inside the unit upon departure.
7. **LINENS & TOWELS** - Rates include a one-time linen-towel setup. There will be additional charges for missing linen and towels.
8. **MAID SERVICE** – No daily maid service is included in the rental rate. The unit is completely cleaned prior to occupancy. However if requested, maid service can be arranged for an additional charge.
9. **MAXIMUM OCCUPANCY-** The maximum number of guests in Skiwatch 433 is limited to twelve (12) persons. If this rule is not followed, an additional charge of \$30.00 per person per night for guests in addition to the twelve (12) will be assessed.
10. **SECURITY DEPOSIT:** A security deposit of \$450 is required in addition to the rental fees. This must be received within sixty (60) days of the start of the reservation. 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 and cleaned.
 - d. No linens are lost or damaged.
 - e. All keys are left on the kitchen table, the unit is left locked, and the lockbox key is placed inside the lockbox.
 - f. Parking passes are left inside the unit upon departure.
 - g. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the building manager.
11. **PAYMENT** - An advance payment equal to 25% of the rental rate must be received within 10 days of confirming the reservation. The advance payment will be applied toward the room rent. Please make payments in the form of cashiers checks or personal checks payable to Owner. The advance payment is not a damage deposit. The balance of the rent (75%) plus the \$450 security deposit are due sixty (60) days before your arrival date. The address to send the checks to is:

Owner Name & Address

12. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay within 60 days of the arrival date, forfeit the full payment. However more times than not, we are able to find others to rent the unit, albeit usually at a reduced price. If we secure a replacement rental, we will refund the value of the replacement rental or your full payment (whichever is less) to you (less a \$100 processing fee). Unfortunately, if we are unable to secure a replacement rental, no refunds can be given.
13. **MINIMUM STAY:** If a rental is taken for less than three days, the guest will be charged the three-night rate.
14. **RATE CHANGES** - Rates subject to change without notice.
15. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of the 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.

By Signing Below, I agree to all terms and conditions of this Confirmation and Rental Rules and Regulations.

Date: _____

Date: _____

Signature: _____

Signature: _____

Renter Name & Address

Owner Name & Address