

RENTAL RULES AND REGULATIONS

1. **CHECK-IN TIME IS AFTER 12:00 P.M. AND CHECK-OUT TIME IS BEFORE 11:00 A.M. A late check out fee of \$50 per hour will be charged. Our cleaning service typically arrives shortly after 11:00. Please be respectable of the check-out time.**
2. **This is a NON SMOKING property.** Any evidence of smoking will result in loss of full security deposit. This includes "butts" found on the ground outside!
3. **Pets are not allowed. If we see evidence a pet has been in the home we will keep the entire security deposit and up to a \$500.00 damage fee.**
4. **We will not rent to students or singles under 26 years of age** unless accompanied by a parent. Proof of age may be required.
5. **Absolutely no house parties, loud music, excessive or underage drinking, illegal drug use, or disorderly conduct allowed at any time. Immediate eviction without refund will be strongly enforced.**
6. **DAMAGE/RESERVATION DEPOSIT-** Guests will be charged up to a \$500 damage fee if the following provisions are not met.
 - a. No damage is done to house or its contents, beyond normal wear and tear.
 - b. No extensive cleaning is required due to dirt, trash, etc.
 - c. No charges are incurred due to contraband, or collection of rents or services rendered during the stay.
 - d. All debris, rubbish and discards are placed in the large trash cans outside in sealed trash bags.
 - e. All dirty/used dishes, glasses, utensils and cookware are loaded into the dishwasher and machine is started before departure.
 - f. All doors and windows are locked upon departure.
 - g. The renter is not evicted by the owner (or representative of the owner), or local law enforcement.
 - h. No linens or towels are lost or damaged.
 - i. Hot tub jets are turned off and the lid is closed upon departure.
 - j. All kitchen appliances, fireplace, and grill are turned off upon departure.
 - k. Outdoor and indoor furniture are not moved.
 - l. The rental party shall consist of the persons listed on this agreement and no others.
 - m. No early check-in or late check-out unless special arrangements are made in advance with the owner. (A fee of \$50 per hour will apply and must be paid in advance)
 - n. **PAYMENT-** All payments have been paid in full upon arrival and all charges accrued during the stay are paid prior to departure.
 - o. **CANCELLATIONS-** Cancellations less than 14 days or early departure does not warrant any refund of rent or deposit.
 - p. **MAXIMUM OCCUPANCY-** The maximum number of guests is limited to 10 (10) persons.
 - q. **MINIMUM STAY-** This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday and high season periods. If a rental is taken for less than 2 days, the guest will be charged the 2-night rate.
 - r. **NO DAILY MAID SERVICE-** While linens and bath towels are included in the home, daily maid service is not included in the rental rate.
 - s. **RATE CHANGES-** Rates are subject to change without notice.
 - t. Guests are financially responsible for any and all damage/repair expenses that exceed the VRBO security deposit.
 - u. **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.
 - v. **WRITTEN EXCEPTIONS-** Any exceptions to the above mentioned policies must be approved in writing in advance.
 - w. There will be no refunds for mechanical failure of items such as air conditioners, TV, internet, dishwasher, washer/dryer, hot tub, or other luxury

items as well as blackouts or power outages. We will make every attempt to correct any problem that arises during your stay in a timely manner.

- x. **STORM POLICY/ROAD CONDITIONS-** No refunds will be given for snow storms/bad weather. Mountain roads can be curvy and steep. The paved drive leading up to the cabin is regularly maintained, however, is curvy and steep. We highly recommend four wheel drive during the snow months. Winter weather this road is impassable, you will have to leave a vehicle at the bottom and walk in/out if you should need to leave the home. **WE DO NOT REFUND DUE TO ROAD CONDITIONS!**
- y. **ACCESS-** Homeowner reserves the right to meet guest at the home should the homeowner see fitting. Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
- z. This home is privately owned; the homeowners are not responsible for any accidents, injuries, drownings, or illness that occurs while on the premises. The homeowners are not responsible for the loss of personal belongings or valuables of the guests. 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.