

Colorado Dream Vacation
Evergreen, Colorado
Rental Registration/Rental Agreement

Please complete page 1, initial at each item, at the bottom of page 1, 2, 3 and sign on Page 4. Fax back to 512-532-7779 or scan back to the email address at the bottom of the form. Your reservation is subject to cancellation if your signed & initialed document is not received within 24 hours and payment is not received within 24 hours after invoice is delivered to you.

NO RESERVATIONS OR DATES SAVED AFTER 24 HOURS WITHOUT FEES PAID.

(If arrival is within 60 days entire fee is due.)

Today's date:

Property: House (Sleeps 10) AND/OR Cabin (sleeps 4) **Circle appropriate unit(s)**

Renter's Name:

Address:

City, State, Zip:

Phone #:

Cell Phone # during visit in case of emergency:

Email address:

Check in Date:

Check out Date:

Total Number of people in Party **including kids:**

of Nights:

of Holiday Nights(minimum 5 nights):

Total Rental Fee:

Cleaning Fee:

4.5% Colorado State Tax:

Damage Deposit:

Pet Fee:

TOTAL DUE: _____

Payments will be made via VRBO, HomeAway, or PayPal

PLEASE READ AND INITIAL BY EACH ITEM.

IT IS UNDERSTOOD AND AGREED AS RENTER OF COLORADO DREAM VACATION THAT:

Renter shall not allow large groups on the property or engage in loud music or other loud activities on the property during their visit. Neighbors shall not be bothered or inconvenienced in any manner. Jefferson County has the strictest regulations regarding Short Term Rental in the entire Country. If we receive a call from our neighbors, due to noise, **you will forfeit the damage deposit and be evicted.** We are not zoned as an Event Center. **Parties, Rehearsal Dinners, Etc are not allowed. Any misrepresentation of use of property, Renter (Responsible Party), or in number of guests, will result in complete forfeiture of all deposits.** Copy of DL of Responsible Party (Renter), must accompany completed Rental Agreement. The property is meant for the quiet enjoyment of families. There is space separating our property from others, but sound carries easily in the quietness of the mountains. Please respect others' right to privacy, quiet, and peace in the mountains. Thank you.

- ___1) Reservations- are Confirmed when payment (1/2 of fees)* is received & cleared. *If reservation is made within 60 days, entire fee is due. Security Deposit is due 15 days prior to arrival date. Colorado State taxes (4.5%) will be collected on top of Rental Rate, Cleaning Fee, Pet Fee.
- ___2) Cancellation- If cancelled within 60 days of arrival date, 100% cancellation fee, however entire Damage Deposit (if already paid) will be refunded. If any days are re-rented, the equitable amount will be refunded.
- ___3) Damage Deposit- refunded within 7 days of departure, through method with which it was paid. Deductions will be made for missing keys, excessive cleaning-based upon the number of people stated in rental agreement who will be in the unit, delayed check out time, damage, evidence of smoking indoors, or missing items. \$75 fee will be charged if it is necessary to provide an additional key due to lockout. Nonpayment of Damage Deposit is considered notice of Cancellation. If Damage occurs, refund may require longer than 7 days. **Our cleaning fee is based upon the guest performing as this Rental agreement states and guest following Check Out Procedure (see page 5). Any additional cleaning or laundry cost incurred because of failure of the guest to complete any of the agreed items will be taken from the Damage Deposit. We will not assume the extra cleaning costs.**
- ___4) Responsible Party- The name appearing on the reservation is RESPONSIBLE for payment and the actions of all occupants. We do not accept multiple payments from different parties. Payment source must bear the name of the Renter/Occupant. **Occupation by other than named Renter and agreed occupants will forfeit full rental and deposit.**
- ___5) Arrival/Departure- Arrival time is **4:00 PM** on the day of arrival. Departure time is **by 10:00 AM** on the departure day. Early arrivals before 4:00 PM or late departures after 10:00 AM without prior approval will be subject to a full extra day rental charge payable from the Damage Deposit.
- ___6) Unavailability- The rental unit may become unavailable for rental for various reasons, including health or safety concerns, withdrawal of unit for rental, sale of property, or some unforeseen catastrophe. Renter will not hold owner responsible for unavailability for uncontrollable circumstances. All rental fees and security deposit will be returned.
- ___7) Claims- You agree to indemnify and hold harmless the owners, the owner's agent or employees from any claim or demand arising from any use of the rental unit or property.
- ___8) Rental Age: The Property is intended for families or responsible persons **age 30 and over**. We are not an Event Center or Party Venue. **Please send copy of current Driver's License.**
- ___9) The House and Guest House are on a Septic System-Renter agrees not to put any waste down sinks, or any feminine products down toilet.
- ___10) Number of Guests- There shall not be more people in the house or cabin, than each will sleep. Only the number of guests indicated on the rental agreement should be sleeping in the unit. In the event it appears there are too many people in or on the property, the owner or owner's agent has the right to inspect the rental unit and require the extra people to leave immediately. Additional problems of any nature will result in all the occupants of the rental unit being required to vacate the premises immediately. **ABSOLUTELY NO EXCEPTIONS-Deviations will result in Loss of Entire Damage Deposit.**
- Sleeping arrangements... Please indicate the number of people in each bed based upon the number of guests in your group. Please make sure you read #3 regarding beds. If there are more people staying overnight in the unit than stated on the Rental Agreement, the Damage Deposit will be automatically forfeited.
- Master Bedroom King Bed _____
- Guest Bedroom Queen Bed _____
- Kids Room Main Queen Bed _____
- Kids Room Loft Queen Bed(2 story Bedroom) _____
- Upstairs Sleeper Queen Sleeper Sofa _____

Names and ages of all guests at House:

- | | |
|----|-----|
| 1) | 6) |
| 2) | 7) |
| 3) | 8) |
| 4) | 9) |
| 5) | 10) |

Names and ages for all guests at Cabin:

- | | |
|----|----|
| 1) | 3) |
| 2) | 4) |

___ 11) Pets- 1 or 2 Well Behaved, House Trained **Dogs only** are allowed with the \$50.00 per pet, Pet Fee. All pet waste should be disposed of in plastic bags in the trash and ALL Pet hair picked up, or extra cleaning charges will be withheld from Damage Deposit and forfeited.

___ 12) **SMOKING IS NOT ALLOWED** inside of house or cabin. Extinguish cigarette butts to prevent fire possibilities, while smoking outside. **No butts should be left on the ground or anywhere**, except in the trash. ANY VIOLATIONS WILL FORFEIT ENTIRE DAMAGE DEPOSIT.

___ 13) Equipment Failure- There will be no refunds or discounts due to heating or appliance failures, outages or delays. Any repairs will be made as quickly as possible.

___ 14) Telephone & Internet- There is NO local phone However, wireless internet provided on site. We cannot be responsible for any failure of service. You'll need to bring your own lap top.

___ 15) Cooking Grill- is available for both house and cabin, and caution shall be exercised to fully extinguish flame and turn off gas completely **at the tank**. Grills must not be moved from their locations for fire safety.

___ 16) Linens- shall not be removed from unit at any time. There will be a charge for missing or damaged linen.

___ 17) Garbage- shall be tied in plastic bags, and placed in container in garage for the house or in container by back door for the cabin until Wednesday night, or your departure, whichever comes first, or both for extended visits. All trash should then be placed in dumpster at driveway entrance as it is picked up Thursday AM early! No trash should be left anywhere other than the designated location. There are wild animals around the property, and all efforts should be made not to leave trash out!

___ 18) Guest is responsible for bringing large plastic trash bags, toiletries, food, etc. We provide an immediate supply only, of bath soap (hotel size), paper towels, and toilet paper. Guest should bring what is needed for a longer visit. Property is self catering.

___ 19) CLEANING- You understand that you are expected to straighten up the rental prior to departure. All furniture should be in its original location. Dirty dishes are not to be left anywhere! If dishes are left in the dishwasher, turn the dishwasher on prior to your departure. No open or perishable food products that you have brought into the unit should be left behind. Failure to comply with the Check Out Procedure, which is included at the end of this Rental Agreement & located in the Home book, will result in additional cleaning charges. Also refer back to #3.

___ 20) FAX COPIES- Parties stipulate that fax documents are deemed as originals.

___ 21) BONFIRES AND CAMPFIRES ARE NOT PERMITTED AT ANY TIME. NO fireworks of ANY kind at ANY time. The fire danger in COLORADO is too great to risk.

___ 22) No Camping, Tent Camping, RV Camping on Property. Colorado has wild animals which are great to look at from the deck, but we shall not be responsible for the actions of animals in the wild. Sleeping allowed indoors only.

___ 23) No TV should be disconnected from the cable/satellite connection, DVD, etc, or moved to any other location. There will be a \$50.00 charge to reconnect them at the original location.

___ 24) Hot Tubs-No Children under the age of 12 permitted in the hot tub at any time. Remember when using the hot tub, there are certain health risks associated with hot tub usage. USE AT YOUR OWN RISK. Hot tubs are provided for your pleasure and relaxation. Every attempt should be made to keep the water clean. Wipe your feet before entering; keep the lid on when not in use, etc. Any trash, debris, or foreign items put in hot tub causing the need for it to be drained, cleaned and refilled, will result of an additional cleaning fee of \$150.00. Our tubs are professionally and regularly maintained & sanitized for your enjoyment. Hot tub covers are designed for insulation only, and not to support the weight of a person or persons. DO NOT SIT OR STAND on the hot tub covers. You will be charged for damage to the cover.

___25) Storm Policy/Road Conditions-No refunds will be given for storms or weather conditions. Mountain roads can be very curvy and steep. Our drive is well maintained, however we recommend four wheeled drive during the winter months, depending on your level of winter driving skills. We do not refund due to road conditions. We make every effort to plow as needed, but cannot guarantee timely clearing due to the nature of unknown conditions.

___26) I will read the Home book provided and abide by the rules and guidelines pertaining to the proper maintenance of the house, furnace, appliances, plumbing fixtures, hot tub, Hiking Areas, trash disposal, etc.

___27) The House and Cabin are privately owned: the owners are not responsible for any accidents, injuries, illness that occurs while on the premises. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By signing and paying for this reservation, the signor agrees that all guests, as well as any others who are invited, are assuming the risk of any harm arising from their use of the premises.

___28) Colorado Dream Vacation, Sandi Titus, reserves the right to refuse the rental to anyone.

___29) The adjacent Park expressly denies access or use of or by any motorized vehicles, including motorcycles, dirt bikes, ATVs, etc. We do not allow use of these vehicles on our property. Do not bring them to use on the property.

___30) I understand there are security cameras facing away from the house. I understand that tampering with them in anyway or obstructing them, will result in the loss of the entire damage deposit.

I, as renter of the above property, shall uphold the above said rules and regulations and shall be responsible for any damages or additional cleaning, other than normal wear and tear. I fully understand and agree that evidence of unlawful activity or violations of this agreement or addendum may result in eviction, loss of rents and deposits paid, and/or in additional charges being billed to me. I understand no reservation is complete without ½ rental, cleaning & tax payment (or full rental fee if within 60 days of arrival) and the signed Rental Agreement with copy of Driver's License, received by Colorado Dream Vacation. The signed Agreement is due within 24 hours of payment, or the payment will be returned, and no reservation is made. The balance of the rental fee, cleaning, & taxes, is due 60 days prior to rental date. Damage Deposit is due no later than 2 weeks prior to arrival. Reservations made within 60 days of arrival date, must pay entire rental, cleaning, & tax at time of reservation.

Cancellation Policy: Cancellations within 60 days of arrival forfeit 100% of rental fee as cancellation fee, but damage deposit will be returned if already paid. If unit is rebooked, the portion rebooked will be refunded.

I understand and agree to the Terms of the Damage Deposit, the Rental Payment, Cleaning Fee, Check-In & Check-Out Times, the Cancellation Policy and Check Out Procedure, as stated in the Rental Agreement. I will not have any large groups or loud noise or loud music of any kind, at any time. Check out Procedure on page 5.

Signature: _____ Date _____

Printed Name _____

Please initial at each numbered item & the bottom of page 1, 2, 3 & sign page 4 and fax to 512-532-7779, or scan back to my email.

Check Out Procedure

Be sure to leave key on wooded keychain on counter, AND lockbox key INSIDE LOCKBOX-All Doors Locked!

Garage door openers on kitchen counter.

Please strip sheets and leave next to the bed(s).

Leave towels on the floor in each bathroom.

Be sure all furniture is in original position.

Be sure all dishes are clean and returned to original location.

Leave Refrigerator Empty of all food items.

Leave all TV Remotes on top of the corresponding TV.

All lights (inside and outside) are OFF!

During the winter, set Thermostat to 45 degrees!!

All trash is to be left in sealed plastic bags in trash receptacle at end of driveway. Trash Key on Kitchen Counter.

If you have your dog(s) with you, be sure to pick up all pet hair from inside, and pet waste from outside (also place in sealed plastic bags in trash).

If you smoked outside, be sure to pick up all butts and deposit in trash!

If you used the Hot Tub, please be sure that the cover is in place and secure.

Be sure to check for all your belongings, as we cannot be responsible for lost items!

Sandi Titus
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