

***Rental Contract for Highland Greens Townhouse
at 16 Linden Lane, Breckenridge, CO 80424***

The town home, is located at 16 Linden Lane, Mountain Road Breckenridge, CO 80424.

1. CHECK-IN TIME IS AFTER 3 P.M. MST Mountain Time AND CHECK OUT IS 10 A.M. MST Mountain Time NO Early Check-ins unless prior approval is arranged.

2. This is a NON SMOKING vacation property. As some of our other guests cannot stay in a smoke environment for health reasons, violation of this policy will result in the loss of rental deposit.

3. Pets are not permitted. Violation of the pet policy will result in a loss of rental deposit.

4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent. Additionally, as a courtesy to our neighbors, we request that you are considerate and do not allow parties on the premises.

5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$300 is required. This must be received within 2 (2) 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 the town home or its contents.

b. No illegal or immoral activities are reported during your stay.

b. No charges are incurred to the owner(s) of the property due to contraband, or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in refuse containers (dumpster) by the mailbox outside, and soiled dishes are placed in the dishwasher and cleaned.

d. All exits are locked and windows shut upon departure.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. The “no pet policy” has not been violated.

h. The “no smoking policy” has not been violated.

i. NO Early check-in or late check out without prior written consent by the owner of the town home.

6. PAYMENT – An advance payment equal to 50% of the rental rate is required at booking. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Don Reynolds. Payment can also be made via credit card (Master Card, Visa, AMEX or Discover) payable to Don Reynolds via PayPal. The advance payment is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date. Payment equal to 100% of the rental rate is required on all bookings made thirty (30) days or less before your arrival date.

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7. 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 except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 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. ADDITIONAL CANCELLATION POLICIES – If the owner of the town home finds another renter for the town home during the cancelled reservation period. The owner has the option to refund all or part of the collected advance payment.
9. MAXIMUM OCCUPANCY- The maximum number of guests for this town home is limited to nine (9) persons. An additional charge of \$100.00 per person per night for guests in addition to nine (9) will be assessed.
THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY; 7 nights during peak and holiday seasons.
10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate, in addition to a \$150 cleaning fee for cleaning services.
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 town home, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the town home. There is a washer and dryer in the home.
13. RATE CHANGES – Rates subject to change without notice until reservation is booked.
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. Example: trying to sublet the home for profit.
15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
16. Parking – Parking is limited to three (3) vehicles. Vehicles are to be parked in

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designated parking areas only (1 Car in Garage, and 2 Cars in the Driveway). Parking on the road is not permitted. Any illegally parked cars are subject to towing by Highland Greens Town Home Association; 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 for 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 to Breckenridge can be curvy and steep. Periodically, there are times when I-70 is closed due to weather conditions. The alternate route to Breckenridge is via C470 to 285 and up through Alma arriving in Breckenridge from the south side of town. Public roads are well maintained, however we recommend four wheel drive and/or chains during the snow months. Highland Greens Town Homes are located right off Highway 9 and Tiger Road (first stop light into town from Lake Dillon) We do not refund due to travel conditions.

19. This town home 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.

Additional Details:

- ✓ Wireless internet is provided on the signal “16 Linden Lane”, no password is required.
- ✓ All televisions have Direct TV service, there are additional music channels in the 800’s.
- ✓ There is a “Red Box” machine for video rentals in Frisco at Walmart for \$1 per rental.
- ✓ There is also a “Block Buster Video” in Dillon by Wallgreens.
- ✓ Power Boats, Sail Boats, Canoes, and Kayaks are available for rent at the Frisco Marina.
- ✓ The Breckenridge Athletic Center is 1 mile down highway 9 and has indoor pools, rock climbing, tennis, racquet ball, weight equipment and other activities for a low daily rate.
- ✓ The Breckenridge Ice Arena and Breckenridge Golf Course is also available to the public.
- ✓ Check “The Summit Daily” blues news paper stand for daily specials and coupons in town.
- ✓ The Blue River Bike path is 1 block away and is an easy ride to Breckenridge coasting back.
- ✓ The ride to Frisco is more strenuous but is also a nice coast back to our home.

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By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____

If you wish to use a credit card for this rental, we will send you a payment request from PayPal where you can pay via Discover, Visa, Master Card or American Express.

Please write the arrival date for your stay as well as the departure date below:
