

Check-In / Check-Out Policies

This property has the following check-in and check-out times and policies.

Check-In: 3:00 PM

Check-Out: 11:00 AM

Late Check-Out Hour: 12:00 PM

Late Check-out Fees: \$ 50.00

Late check out (after 11:00 AM and before 12:00 PM) may result in a fee, see below.

Property and Cancellation Policies :

Strict, no-refund policy unless allowed by Colorado Lodge

Terms and Conditions

RENTAL AGREEMENT PLEASE READ CAREFULLY

By accepting this RENTAL AGREEMENT ("Agreement"), you confirm the following five points and agree to the rest of the terms and conditions below:

- (1) You have read, understand and agree to all the terms and conditions of this Agreement;
- (2) You agree to pay and be held personally liable for all charges and any damages to the property, furnishings or premises;
- (3) You agree that, in addition to charging for the property, taxes and fees, Colorado Lodge will hold an additional amount on your credit or debit card to cover any additional charges that may be incurred, including incidentals and any damages to the property, furnishings or premises;
- (4) You agree that Colorado Lodge is not responsible for any personal items that have been misplaced, stolen or left behind;
- (5) You agree that the use of the property by you and your guests is entirely at your and their own risk.

1. Short Term Rental. This is not a lease. This is a short-term rental agreement for a temporary stay at Colorado Lodge rental property. The property's location and any amenities are as described in the property listing. The amenities may change from time to time without notice. All charges are non-refundable.

2. Maximum Occupancy. The number of people who may be at the property at any one time is the same number of renters stated on the reservation confirmation. No non-renting guests are permitted.

3. Check-In: This Agreement begins at 3 p.m. on the check-in date and ends at 11 a.m. on the check-out date, unless other times are approved in writing by Colorado Lodge.

Early and late check out fees are as follows: (a) 1 hour is a \$50 fee, (b) 2-6 hours is subject to a half day rate, and (c) 12 hours or more is subject to a full day rate.

4. Pets. Pets may or may not be allowed in the property, you must first obtain pre-approval from Colorado Lodge and if allowed there will be a \$125 non-refundable pet fee, per pet, unless it is a service animal, in which case, the proper documentation must be provided to Colorado Lodge at the time of booking. Dog owners should immediately pick up after their dogs on the Colorado Lodge property and deposit the waste in a plastic bag. Colorado Lodge will deduct from any deposit or charge you to cover any cleaning or repairs necessitated by the presence of your pet(s).

5. Photo Shoots. No professional photos or videos are allowed without Colorado Lodge's prior written consent. If you are interested in having such a photo or video shoot at any Colorado Lodge location, please contact Colorado Lodge. Photoshoot rates apply and a COI in most cases is required.

6. Intellectual Property. You do not have any right, title or interest in or to any of the trademarks, trade dress, service marks, trade names or copyrights of Colorado Lodge.

7. Special Events. Special events such as weddings and parties are not permitted without prior written permission from Colorado Lodge. Please contact Colorado Lodge if you are interested in such event. Event rates apply.

8. Repairs and Inspection. Colorado Lodge cannot guarantee against mechanical or equipment failure, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service or appliances. In the event any equipment fails or if there is another maintenance issue, you agree to alert Colorado Lodge immediately and Colorado Lodge will make reasonable efforts to have repairs done promptly. You agree to allow Colorado Lodge or its designee's access to the property for purposes of repairs and inspection if required. Colorado Lodge agrees to exercise this right of access in a reasonable manner. Colorado Lodge is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

9. Unavailability. If for any reason beyond the control of Colorado Lodge, the property becomes unavailable, Colorado Lodge may terminate this Agreement and issue you a full refund of all fees paid, without any liability to Colorado Lodge whatsoever.

10. Smoking. Smoking is not allowed inside the property. Outside the property, cigarettes must be put in a receptacle or disposed of or there may be an additional cleaning fee.

11. Credit Card Authorization. A credit or debit card authorization of \$250 up to \$1,500 will be held on your card to cover any additional charges that may be incurred, including incidentals and any damages to the property, furnishes or premises. The total amount held will be determined on a case by case basis, based on the size of the party renting, the property, duration of stay and nature of stay. The hold will be placed within ten (10) days of check-in and released in full within ten (10) days from check-out pending there are no charges. If damages exceed the amount of the hold, you are liable for paying to Colorado Lodge the full amount of damages incurred within five (5) days from Colorado Lodge notifying you of the damages. You hereby expressly waive any right to object to any damages estimates or receipts submitted by Colorado Lodge to cover the damages. See Paragraph 12 for exemplary items that may be deducted.

12. Damages / Rules. In the event there are damages caused to the property and/or violations to any of the rules below, Colorado Lodge may charge your card on file, with written advanced notice.

1. Damage to the property, premises or contents, including for example scuffs or markings on walls;

2. Missing items requiring replacement, including for example keys (you are not permitted to make any copies of keys);
3. Excessive cleaning required;
4. No Glitter or confetti is allowed in the property at any time. An additional cleaning fee of \$250 will be charged;
5. Not complying fully with the "before you depart" checklist;
6. Lingering smell of tobacco smoke (\$500 fee);
7. Smoking inside the property (\$500 fee);
8. Noise violation or disturbing other guests or neighbors (\$500 fee);
9. Hosting an event without permission (an event constitutes any more than 10 people on the premise);
10. Hosting a photoshoot, film, music video, commercial, webinar, etc. without permission;
11. Charges for mailing personal items left behind;
12. Unauthorized late check-out or early check-in;

13. Evidence of a dog or cat that wasn't authorized (\$125 fee per pet).

13. Lawful. You agree to comply with all laws, regulations and ordinances in connection with your use of the property. Any illegal or abusive use of Colorado Lodge's Internet access is not allowed.

14. Limitation of Liability. Colorado Lodge is not responsible for any damages, accidents, injuries, death or illness that occur to, or the loss of personal belongings or valuables that belong to you or your guests while in the property or on the premises. You agree to assume the risk of any harm arising from the use of the property.

15. Indemnity. You agree that use of the property by you and your guests is entirely at your and their own risk. You agree to indemnify and hold Colorado Lodge, its affiliates, officers, owners, employees, independent contractors, agents and representatives harmless from any and all actions, claims, liabilities, damages, demands, costs, losses and expenses, including attorneys' fees, court costs and other expenses, relating to or arising out of your and your guests use of the location, breach or alleged breach of this Agreement, negligence or violation of any laws, regulations or ordinances, or any rights of another person or entity.

16. Violation of Agreement. If you or any guest violates any of the terms of this Agreement, including but not limited to maximum occupancy, visitors and rental rules and restrictions, Colorado Lodge may terminate the Agreement and immediately evict you from the property and you will forfeit all rent and any security deposit paid. You will also be liable to pay any damages to Colorado Lodge, including any and all legal costs and fees incurred.

17. Cars. One car may only be parked in designated parking area for that cabin, see site map.

18. Insurance. You are solely responsible for the purchasing of adequate insurance in respect of all persons staying in or visiting the property, to cover for example any luggage loss, theft, larceny, accidents, illness, medical expenses, cancellation expenses and legal fees.

19. Furnishings. Furniture, bedding, kitchen equipment, utensils and any other property supplied with the property are property of Colorado Lodge and must not be removed from the property. You will be charged for the loss of any items within the property or damage to the property or furnishings.

20. Same Condition. You acknowledge that as of check-in, the property is in good condition, except for any defect you immediately report to Colorado Lodge. You agree to leave the property in the same condition as when you arrived.

21. Holdover. You agree that the property is for short term rentals and/or tourism purposes and any delay in returning the property without prior written consent from Colorado Lodge to an extension of time shall cause significant damages to Colorado Lodge and you agree that each day of delay shall result in a penalty fee of \$500. In addition to the penalty, you shall pay the proportional daily rent accrued for the property for each day of delay, in addition to any other damages, legal fees and costs incurred by Colorado Lodge to regain possession of the property.