

## **Rental Rules and Regulations**

### **1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECKOUT IS 11 A.M.**

**EST.** No Early  
Check-ins please.

### **2. This is a NON SMOKING property.**

### **3. We will not rent to vacationing students or singles under 25 years of age**

unless accompanied by an adult guardian or parent

**4. DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$500 is required. This must be received within seven (7) 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 (7) 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, or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in garbage, and soiled dishes are cleaned.
- d. All keys are left on the dining room table and unit is left locked.
- e. All charges accrued during the stay are paid prior to departure.
- f. No linens are lost or damaged.
- g. No Early check-in or late check-out.
- h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by Hospitality Management Solutions, Inc.

**5. PAYMENT** - An advance payment of 100% of the rental rate is required 21 days before arrival. The advance payment will be applied toward the room rent. **Please make payments in the form of personal check, traveler's checks, bank money orders, cashiers checks payable to Hospitality Management Solutions, Inc.**

**The advance payment is not a damage deposit.**

**6. 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, 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.

**7. MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

**8. MAXIMUM OCCUPANCY-** The maximum number of guests is limited to ten (10) persons.

## **9. MINIMUM STAYS**

**Minimum stays may be required during holiday periods.**

**10. RATE CHANGES** - Rates subject to change without notice but will be confirmed upon receipt of the deposit.

**11. 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.

**12. WRITTEN EXCEPTIONS** - Any exceptions to this agreement must be approved in writing in advance.

**13. BAD WEATHER POLICY** - Our unit has easy access on paved streets. Though significant winter storms are rare, sometimes you may need 4 wheel drive and/or tire chains during winter storms. Road surface conditions are not guaranteed at any time. No changes or refunds will be given for fear of curvy or steep roads. There are no refunds given due to weather. We do not provide transportation or take responsibility for towing service.

## **14. LOST & FOUND**

We are not responsible for lost or stolen items. Please check your unit thoroughly prior to your departure for any personal belongings. We are not responsible for items left behind. If you notice you have left an item behind, please call us and every effort will be made to locate the item.

## **15. CRITTERS & WILDLIFE**

Please remember you are in the mountains. Our unit is professionally treated for pest control on a regular basis. Occasionally a few critters could make their way back inside. In these rare instances, no refund will be given. In such a case, notify us, and we will make every effort to solve the problem in a timely manner. Please do your part by keeping windows and doors closed and all food and trash inside or in the appropriate outside receptacles.

## **16. HOT TUB and JACUZZI**

Our unit has an outdoor hot tubs and a Jacuzzis in the Master Bedroom. There are certain health risks associated with the use of these amenities. Each registered guest is responsible for informing their guest of the possible risks. Each hot tub is sanitized and serviced for correct chemicals after each guest departs, please keep in mind that the chemicals in the hot tub might be damaging for certain types of jewelry.

Hot tubs are for enjoyment only without the use of normal bathing products (soap, shampoo, bath oil, etc.). Hot tub covers are to be kept on hot tubs at all times unless hot tub is being used. **DO NOT SIT, STAND ON OR MISTREAT** any hot tub cover. A \$350 charge will result in any damages done to hot tub covers. Consult a physician if you have questions or concerns before the use of a hot tub, Jacuzzi, sauna and/or pool. You may call the office during regular business hours with any questions you may have concerning your hot tub. Physicians strongly discourage pregnant women from using a hot tub.

**17. DAMAGES**

I accept full responsibility for any damages, phone charges, satellite or cable TV Pay Per View charges, extra cleaning required due to abusive behavior or accidents. I will pay a \$500 advance security deposit and/or authorize you to charge my credit card for any and all damages or costs associated with the listed items above. If the card will not accept the charges then payment in full for charges will be due immediately. I acknowledge that if expenses for damages exceed my deposit then I will be billed and payment will be due immediately. I also realize that I am responsible for any collection costs.

**18. BREAK-DOWNS**

Even though we maintain our properties as best as we can, from time to time something will break down. Please let us know immediately when this happens and we will tend to it as soon as humanly possible. This however will not be a reason for a refund.

**19. LIABILITY**

We the owners are not responsible for any accidents, injuries or illness or damage 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.

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

Signature\_\_\_\_\_Date\_\_\_\_\_

Name:\_\_\_\_\_

Address:\_\_\_\_\_

City:\_\_\_\_\_State:\_\_\_\_\_Zipcode:\_\_\_\_\_

**PLEASE NOTE THAT IF YOU ARE PAYING BY CREDIT CARD WE NEED TO HAVE A COPY OF THE FRONT AND BACK OF YOUR CREDIT CARD AND DRIVERS LICENSE FAXED TO US TOGETHER WITH THE CREDIT CARD AUTHORIZATION FORM BELOW!**

**PLEASE FILL OUT AND FAX TO 440-756-2611**

**I \_\_\_\_\_ (name)  
authorize Hospitality Management Solutions, Inc to charge my**

**credit card \_\_\_\_\_ (number)**

**/ \_\_\_\_\_ (exp date) for the the full rental rate including**

**tax plus a damage/security deposit of \$500.00. I understand that if damages exceed \$500.00, Hospitality Management Solutions, Inc will charge my card in excess of the damage / security deposit for all damages done to the unit during the period of my stay. I also agree that these charges are authorized according to the Rental Agreement and I will not dispute any of these charges.**

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(name)

\_\_\_\_\_  
(date)