



Evergreen West Properties

Rental Terms & Conditions

1. CHECK-IN time is **NO EARLIER than 4 P.M.**, of the arrival date and CHECK OUT is NO LATER than 10 A.M., of the departure date. All times are COLORADO MOUNTAIN TIME. No Early Check-ins. The door access code (provided once the balance is paid in full) is valid only between the check-in and check-out dates/times.
2. All suites are strictly **NON SMOKING**. Smoking is not permitted anywhere within the suite including the balconies outside of the bedrooms.
3. Suites are reserved to the first person who pays a deposit, regardless of the status of negotiations with other guests. If practical, Evergreen West Properties will notify other guests who are inquiring about similar dates that the suite is no longer available.
4. PETS -- Pets are NOT permitted.
5. PRIMARY RENTER – The primary renter must be 23 years old or older. Evergreen West Properties does not rent to students or singles under 23 years of age unless either accompanied, or the payment is guaranteed, by an adult guardian or parent.
6. The PRIMARY RENTER is responsible to ensure the following provisions are met:
 - a) No damage is done to the unit or its contents, beyond normal wear and tear;
 - b) The suites are secure at ALL TIMES;
 - c) No contraband is taken into or used in the unit;
 - d) All debris, rubbish and discards are placed in refuse containers in the unit or in the building's refuse containers located near the garage door;
 - e) All soiled dishes are placed in the dishwasher or cleaned;
 - f) All key cards and ski locker keys are left in unit and the unit is left locked;
 - g) Ski boots and snowboard boots are not worn by guests in the main living area or bedrooms;
 - h) All charges accrued during the stay are paid prior to departure;
 - i) No linens are lost or damaged;
 - j) NO Early check-in or late check out.
7. SKI/SNOWBOARD EQUIPMENT – Skis, poles, and snowboards are NOT allowed in the suites. All skis, poles, and snowboards must be kept in the ski lockers located on the first floor. Ski and snowboard boots are not allowed beyond the entry hallway.
8. PAYMENT – In order to reserve a suite, a deposit of 50% of the total RENT is required. Once a suite is reserved, the PRIMARY RENTER must sign and return the EVERGREEN WEST PROPERTIES RENTAL AGREEMENT (instructions provided with the deposit receipt). Evergreen West Properties will charge the rent balance to the credit card information provided on or about 10 days prior to the arrival date.

9. If the PRIMARY RENTER fails to return the RENTAL AGREEMENT, the PRIMARY RENTER forfeits the entire deposit amount.
10. CANCELLATIONS – There is a graduated scale for cancellations. All cancellations must be made by the PRIMARY RENTER. If the reservation is canceled within thirty-one (31) or more days prior to the arrival date, a 90% refund will be issued. If cancelled between fifteen (15) and thirty (30) days prior to the arrival date, a 50% refund will be issued. No refund will be issued for cancellations fourteen (14) days or less prior to the arrival date. Early departure does not warrant any refund.
11. MAXIMUM OCCUPANCY- The maximum number of guests is limited to eight (8) persons.
12. CLEANING SERVICES – The departure cleaning fee is included the total rental rate. A second full mid-stay cleaning will be added to any stays of 9 - 14 days. An additional full mid-stay cleaning will be added to each additional 7 days to the stay.
13. NO DAILY MAID SERVICE – While linens and bath towels are included in the suites, daily maid service is not included, however is available for an additional rate. Seven (7) days notice is required for additional cleaning services.
14. ADDITIONAL OPTIONAL FEES – Fees for additional cleanings and/or high speed wireless internet access will be added when the services are requested.
15. RATE/TERMS & CONDITION CHANGES – Rates and Terms & Conditions are subject to change without notice.
16. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment and/or rental money, and the guests will not be allowed to check in.
17. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
18. PARKING – Parking is provided to one (1) vehicle in the enclosed building garage, and one (1) vehicle, on a space-available-basis, in the parking lot in front of the building. Parking permits are sent to the PRIMARY RENTER with the check-in instructions once the balance is paid in full. The guest is required to print out the parking permits, take them to Copper Mountain, and display them in the vehicles during the stay. If the guest fails to print, take along, and display the parking permits, the guest is solely responsible for making, and paying for, alternate parking arrangements. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked vehicles are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
19. STORM POLICY/ROAD CONDITIONS – Refunds are not provided due to inclement weather or road conditions.
20. All units are 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.
21. FAILURE TO COMPLY WITH AGREEMENT – Failure to comply with the provisions of this rental agreement and or causing damage or removing items of the unit will be charged to the credit card provided.