

STEAMBOAT DIGS - RENTAL AGREEMENT

Thank you for renting my home!

Property: "Steamboat Digs"
 Subalpine Condos Unit #34
 3170 Columbine Drive
 Steamboat Springs, CO 80487

Owner: Greg Hamilton
 (303) 552-7316 cell
Fax (800) 708-6582
 greg@steamboatdigs.com

Checks/money orders payable to: Steamboat Digs [please call for mailing address]

Renter: _____	Base Rental Fee:	\$0.00	
Check-In: _____, 2011 - 4:00 PM	Tax (9.4%*):	\$0.00	
Check-Out: _____, 2011 - 10:00 AM	Pet Fee	\$75.00	*Taxes (updated 7/1/11)
# in Party: _____	Cleaning Fee:	\$150.00	2.9% state sales tax +
Address: _____	Grand Total:	\$0.00	1.0% county sales tax +
			4.5% city sales tax +
Phone (while traveling): _____	Security Deposit:	\$500	1% city accomm. tax
Email: _____	Pet Deposit:	\$250	

Key Payment Dates
PAYMENT IN FULL PLUS DEPOSIT IS REQUIRED BEFORE CHECK-IN!
 /11: Booking Deposit due = \$
 /11: Balance (Full Rental Fee + Tax + Cleaning Fee) due = \$
 /11: \$500 Security Deposit authorized on credit card

RESERVATION POLICY

1. All Steamboat Digs reservations must be confirmed by telephone. Do not email your credit card information! At the time of your reservation, you must provide (at a minimum), your name, mailing address, phone number, and a valid Visa®, MasterCard®, or Discover® credit card number.
2. Once we have received this fully executed Agreement and your payment of the Booking Deposit has cleared our bank (personal checks require 11 business days after receipt), we will contact you with confirmation that your reservation is officially held.
3. Upon receipt of your full payment (including Rental Fee, Tax, and Cleaning Fee), we will send you a welcome packet with directions and further details for your stay.
4. Upon receipt of your Security Deposit (or successful authorization, if using a credit card), we will provide (by telephone) the combination to the lockbox for entry to the condo.

CLEANING FEE

A Cleaning Fee of \$150 is required for your reservation. This fee includes preparation of the unit for your arrival and one cleaning (including laundry) after your departure. This fee does not include daily maid service: you are responsible for reusing towels and linens or doing your own laundry. There is a coin-operated laundry facility available to all guests on the ground floor of the building; we provide you with complimentary laundry detergent and fabric softener sheets. To keep rental and cleaning costs competitive, we ask that you follow the Checkout Procedure listed below when you depart.

When you arrive, the home will be clean and stocked with towels and linens for up to eight (8) total guests. As a courtesy we have included various supplies for your use and consumption, such as: coffee, tea, cocoa, popcorn, spices, dish soap, paper towels, hand soap, shampoo, and toilet paper. Normal wear and usage is expected for towels, linens, rugs, and all other parts of the Property; however permanent stains, tears, scratches, or other damage may be billable to your Security Deposit.

PAYMENT

The balance of the Rental Fee is due 30 days prior to check-in. We accept payment by cash, check, money order, or Visa®, MasterCard®, or Discover® credit card. Make checks payable to "Steamboat Digs." If your check is returned by our bank (e.g., for insufficient funds) you must immediately resubmit payment and

will be charged any applicable fees required by our bank. Your reservation may be cancelled and your Deposit forfeited if we don't receive your full payment on time.

SECURITY DEPOSIT

In the week before your arrival, a \$500 Security Deposit will be authorized on your credit card. If you prefer, you may pay the security deposit in advance with a check or money order. Your credit card will not be charged (or, if paid by check or money order, a check for your Security Deposit will be mailed to you within 10 days of check-out) if all of the following requirements are met upon your departure:

- No damage is done to the Property or its contents.
- No linens or Property contents, including keys, are missing.
- The Property is reasonably clean (over five hours cleaning time will be considered unreasonable).
- You (and your guests) have not checked in earlier—or checked out later—than listed above.
- All windows and the front door are closed and locked upon your departure.
- You and your guests have not broken any Rules and Regulations (listed below).

Should you fail to comply with any of the above terms, we reserve the right to charge you damages, penalties, and other associated costs, not limited by the \$500 Security Deposit.

CANCELLATIONS

- All reservations are non-refundable for: Dec 19 - Jan 3.
- If you cancel 60 days or fewer before check-in, you will forfeit the Booking Deposit.
- If you cancel 30 days or fewer before check-in, you will forfeit full Rental Fee and Tax.
- The first day of the rental, there will be no refunds for any reason.
- No credit will be given for shortened stays due to late arrival or early departure for any reason.
- No cancellations due to weather.
- **Travel Insurance:** we do not provide travel insurance, but there are companies that can provide you with coverage to pay part or all of your vacation costs (e.g., our cancellation costs, airline change fees, etc.) if you need to cancel. Costs and coverage options vary—and insurance is probably much cheaper than you realize; we encourage you to check out <http://www.insuremytrip.com/>. By signing this contract you agree that you will be responsible for any associated costs whether your insurance pays or not.

CHECK-IN AND CHECK-OUT

You may not check-in earlier than the Check-in Time stated above without advance approval from us (the Owners). Late Check-Outs (even by a few minutes) will incur fees starting at one additional night's stay unless approved in advance by us. Unlike hotels, we must schedule our cleaning crews well in advance (and there are potentially high costs of rescheduling other guest check-ins). Though we can't guarantee changes to your schedule, **please contact us as early as possible if you want to check out late.**

Checkout Procedure: In order to keep our cleaning and rental costs low, we ask all guests to please complete the following upon your departure:

- Wash and put away dishes and cookware (you may load the dishwasher and leave it running).
- Strip used pillowcases and sheets from beds and pile them on floor.
- Place used towels on tiled bathroom floors (no wet towels on the carpet).
- Set fireplace thermostat to lowest setting (far left).
- Set master bath baseboard to lowest setting (bottom of knob, nearest floor, reads "LO").
- Set all other thermostats to 55°F.
- Make sure windows are shut and locked.
- Turn off all light switches, lamps, televisions, and radios (no clock radio alarms set, please).
- Leave all keys (2 sets) on kitchen counter.
- Close the front door and make sure lockbox is shut and locked with key inside.
- *Come back soon. Thank you!*

SAFETY

When you arrive, please inspect the premises for your own safety. Upon arrival, you will find a binder with cautions and safety tips for your stay, including the following suggestions. By staying with us, you agree that you are responsible for your own safety.

CHILDREN - We make no warranties as to the Property being "child-safe." Some games and other contents may have small pieces or parts and may not be suitable for young children. The bunk bed, kitchen, baseboard heaters, lamps, outlets, and other furniture or fixtures can all be dangerous. You are responsible for inspecting the premises upon arrival and preparing them for children's safety.

BASEBOARD HEATERS – This unit is heated by electric baseboard heaters. You will create a fire hazard if you leave anything touching them. Do not put anything on or immediately near the heaters.

SUPPLIES – All supplies in the kitchen and elsewhere in the condo are provided as-is. Some utensils have sharp edges; some items are heavy or awkward; and food, spices, or condiments may be subject to expiration dates: use at your own risk.

RULES & REGULATIONS

Following are the official Rules and Regulations of the Property and/or its Association. A professional management company inspects the property daily and the Condominium Association has representatives who live in the building full-time: enforcement of these rules is often strict and expensive. Your failure, as Renter, to abide by these Rules may result in eviction, surrender of your Security Deposit, and/or other penalties. *Please be respectful of our home, our neighbors, and the area.*

SMOKING - This is a non-smoking home. If you smoke outside, dispose of butts safely and properly.

PETS - Up to one pet may be allowed per paid stay (at the Owner's sole discretion). If you wish to bring your pet, contact us well in advance: an additional fee, deposit, and signed agreement are due in advance of your stay. Guests with allergies are advised that dogs and at least one cat have been in the condo for limited stays – please call if concerned about severe allergies. Unit is professionally cleaned before each rental.

OCCUPANCY - The Property has a maximum overnight occupancy of eight (8) guests.

PARKING SPACES - Guests may use up to two (2) parking spaces. There are two lots immediately adjacent to the Subalpine Condos building: parking is on a first-come, first-served basis. Green parking passes (available upon check-in) must be displayed in vehicles at all times.

FRONT DOOR LOCKS - While staying here, Renter is responsible for the Property and all its contents. **Always fully shut and lock the front door behind you.** There is a lockbox with a key in case you get accidentally locked out. You are also responsible for safeguarding the combination to the lockbox and making sure the box is properly shut and locked again after use. Instructions will arrive with your check-in materials and we will call you with the combination.

TRASH - Steamboat is bear country: improper storage of garbage is a serious risk (mostly to the bears, which may be shot if lured into town by accessible garbage). Like virtually all of Steamboat Springs, these condos have a common trash bin with bear-proof latches that must be in place at all times. If you take out your own trash, do not leave it anywhere but inside the official bins with the lid latched.

NOISE & DISTURBANCE - Keep music, TV, and other noise low; do not to disturb or annoy the neighbors, especially between the hours of 11:00 PM to 8:00 AM.

WELCOME PACK

All guests of Steamboat Digs receive a welcome packet of gifts as a thank-you for staying with us. Pack includes such items as coffee, tea, cocoa, popcorn. There is no cost if you use these perks: take them with our compliments. There is, however, no refund for unused items.

SKI LOCKER (WINTER ONLY)

During the ski season, guests have access to our locker at the gondola base area (under the Sport Stalker ski shop). Use of the locker is at your own risk and you are responsible for safeguarding the combination to the lock. Please note: locker facility hours are set by the Sport Stalker ski shop: it is typically closed and locked 7PM till 8AM, but subject to change. Please plan ahead: there is no after-hours access!

ADDITIONAL TERMS

You are responsible for personal items left behind, lost, or stolen. If you leave an item after checking out and wish to have it returned, call us as soon as possible and we can arrange for shipment at your expense.

You must be 21 years of age to rent this home and provide proof of age, if requested.

Any exceptions to the details of this Agreement must be approved by the Owners in writing in advance.

We (the Owners) make no warranties nor assume any responsibility with respect to the following:

- Delays or cancellations of any public or private transportation to and from Property.
- Any condition, policy, action, or program of all or part of the Steamboat Ski Resort or any other recreational facility in Steamboat Springs. Steamboat Digs is not affiliated with the Steamboat Ski Resort or the City of Steamboat Springs.
- Injury to person or damage or loss of property unless caused by negligence or willful act of omission by Owners or our officially-designated agents.

Force Majeure. There may be circumstances beyond our control and contemplation, in which the Property might not be available for your booking. Examples of these include (but are not limited to) destruction of, or severe damage to, the Property. In the event of *Force Majeure*, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THIS AGREEMENT. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES.

Print Name:			<i>Fax (or scan and email) to:</i> Steamboat Digs Attn: Greg Hamilton <i>[if mailing, please call for address]</i> Fax: (800) 708-6582 Email: greg@SteamboatDigs.com
Address:			
City:	State:	Zip Code:	
Phone:	Email:		
Signature: <input checked="" type="checkbox"/>			
Date: <input checked="" type="checkbox"/>			

Check here and sign in this box if paying Rental Fee or any Deposits by credit card. **Do not include card number here**—we will call for details. *Credit card strongly recommended for Deposits and other fees.*

CREDIT CARD AUTHORIZATION: I understand and consent to the use of the credit card provided without original signature on the charge slip, that a photocopy or fax of this agreement will serve as an original, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after leased premises are vacated.

Signature

Date