

MOUNTAIN CONDO RENTAL (Units # 308 & # 205) CONTRACT ~ AGREEMENT

Fill in ALL blank spaces applicable and return this Agreement with your \$125 (or greater) Deposit Payment (Our Contact info is at bottom of Page # 2)

Reservation Dates: Arrival: _____ Departure: _____

Condo Unit & Location: _____

Name on Credit Card (required): _____

Home (Billing) Address: _____

Credit Card Type & Number: _____

Credit Card Expiration: _____ Code Number: _____

Home/Cell/Bus Phone: _____

Email Address: _____

Number of Occupants: _____

TO CREATE Your RESERVATION: 1.) Your Credit Card information MUST be On File - Fill in Card info on lines above. 2.) Deposit Payment of \$125 to secure your requested dates.

NOTE ~ MINIMUM Stay of 3 Nights is Required During Any Holiday Period

WINDSWEPT CONDO ~ # 308 Large 3 Bed 3 Bath AMAZING VIEWS (Rates listed as below)
2 – 6 Nights = \$147 per night = _____ OR 7 Nights or more = \$137 per night = \$959 Weekly

WINDSWEPT CONDO ~ # 205 ~ Very nice 2 Bed Rm Condo ~ At reduced price ~ (as below)
2 - 6 Nights = \$137 per night = _____ OR 7 Nights or more = \$127 per night = \$889 Weekly

NOTE ~ One-time Cleaning Fee of \$60 is applied to Any Stay = ADD \$60.00 to above Rates

SUMMARY Of Rental Totals - This Visit (See payment below) <> Total \$ _____

METHODS of PAYMENT > 1.) In order to - **Utilize your PayPal Account** – “Send Money” to MountainCondoRental@gmail.com OR – Set up your New PayPal = Go to www.paypal.com – Upper right, go to sign up, you need to establish an account (EASY and Fast). After you do that – Log in & go to the tab “Send Money”. **OR > 2.)** Master Card – VISA – or American Express Card **OR > 3.)** Pay 30 days in advance – via Personal check – Mail to address at end of page # 2 **4.)** On HomeAway.com site – Simply CLICK on the “**Book-It-Now**” Tab – Easy Credit Card Pay

Rental CONDITIONS ~ for Mountain Condo Rental Properties ~ As listed below:

1. AGREEMENT – Owner of unit and Tenant named above agree as follows; Tenants are adults and will be occupants of the unit during the entire reserved period. Occupancy is limited to family members and friends. Use of the premises is expressly denied to anyone not within those categories. No rental access will be issued to anyone who is not 21-years of age or above.
2. **NO PETS Allowed per Windswept Condo REGULATIONS for all Vacation Rental Condos.**
3. CHECK-IN TIME is 3:00 PM ~ CHECK-OUT TIME is 10:00 AM (unless otherwise agreed)
4. PAYMENT – \$125 Deposit required to secure the reservation and lock your rental dates. The rental balance and cleaning fee are due 30 days prior to arrival. This rental agreement should be signed and mailed, or emailed to owner to hold reservation (or call ahead to Fax this agreement).

5. CANCELLATION POLICY – Timing is critical in vacation rentals and your reservation will hold your unit off the market for a specified time. If you cancel “less than” 45 days prior to arrival - you will be charged \$125. If you cancel “prior to” 45 days before your stay you will be charged \$50. Forecasted cloudy or rainy weather or snow is a part of life. Your reservation remains in effect. Failure to arrive (no shows) will be charged the full rental amount and there are no refunds for early departure.

6. NO SMOKING – Smoking is not allowed inside the unit. If you are smoking outdoors, please use ashtrays and put your *extinguished* butts in the trash. Tenant agrees to pay all costs associated with cleaning to remove smoke odors, cigarette butts from grounds and any damages.

7. LINENS/TOWELS – Linens and towels are provided. These items are not to be removed from the unit. Cleaning service is responsible for the total and you will be charged for missing items.

8. HOLD HARMLESS – Owners of the unit do not assume any liability for loss, damage or injury to tenants, their guests or other persons or any and all of their personal property for any reason. Neither do we accept liability for any inconvenience arising from temporary defects or interruption of utilities services caused by weather conditions or other reasons beyond owner’s control. Tenants hold owners free and harmless of any claim or suit arising there from.

9. PROPERTY CONDITION – When you arrive, check the unit for cleanliness and damages. Notify us promptly of any problems. We will remedy the problem as quickly as possible. Tenant agrees to leave the property in same condition as it was upon arrival to include all bullet points listed below in item #11. If the condo is NOT found in a condition that complies with all aspects listed in item #11, the tenant will be charged \$50 for the first half hour of labor and \$15 for each 15 minute increments thereafter to return the condo to its original pre-rental state. If the tenant pays by credit card, fees will automatically be charged to the credit card. If the tenant pays by check or PayPal, a bill will be sent to the tenant payable upon receipt. If the bill is not paid within 30 days of issuance, the bill will be turned over to a collection service. The tenant will be responsible for all collection fees and court costs. Credit card information will be held in lieu of a security deposit and may be charged to recover any damages to the unit rented.

10. DOOR LOCK SYSTEM – The unit is equipped with a “Lock Box” beside the front door. Upon Confirmation of your Reservation, you will receive the code number for access to the key.

11. WHEN YOU LEAVE – (AT DEPARTURE)

- Please leave the sheets on the beds.
- Place any towels in the Laundry Room for the cleaning service to wash. During your stay you may use the washer and dryer if you need them.
- Please rinse and put dirty dishes, utensils, and pots and pans in the dishwasher with dishwasher soap and start the machine.
- Bag all trash and PLACE IT IN the parking lot dumpsters (Do NOT leave trash in condo).
- Please set the thermostat to 78° in summer warm months and 65° in winter cold months.

BY SIGNING / and OR / Submitting payment, I (Tenant) enter into this agreement and certify that I have read, understand, and will Abide by all rules, policies, and regulations within this document and the Wind Swept Condo Community (of Mountain Condo Rental). I also affirm that I am of 21 years of age or greater.

Tenant Signature _____ Date: _____

Bob & Brenda Dotson
MCR Rental Coordinators

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Website ~ www.MountainCondoRental.com

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