

# Breckenridge Condo Rentals, Inc.

(970)282-1839

[WWW.BRECKENRIDGECONDORENTALS.NET](http://WWW.BRECKENRIDGECONDORENTALS.NET)

*We're so glad you choose to stay at our favorite home away from home - we hope you will consider it home during your stay.  
Enjoy the beauty of the Rocky Mountains!*

## Reservation Contact Information:

Tracey Sovereign - Manager

Email: [stay@BreckenridgeCondoRentals.net](mailto:stay@BreckenridgeCondoRentals.net)

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(970) 282-1839(o) (970)391-8727(c)

Web Site: [www.BreckenridgeCondoRentals.net](http://www.BreckenridgeCondoRentals.net)

## GUEST RENTAL AGREEMENT

**ACCEPTANCE OF THIS CONTRACT AGREEMENT AND POLICIES IS DEMONSTRATED BY PAYMENT OF INITIAL DEPOSIT AND CONSTITUTES A LEGALLY BINDING AGREEMENT BETWEEN THE RENTER/GUEST AND BRECKENRIDGE CONDO RENTALS, INC. TO RENT THE BEAVER RUN UNIT #26180.**

A. An amount equal to fifty percent of the total balance is due upon reservation as an initial deposit. If this deposit is not received within five days of a written or verbal agreement of reservation, the reservation will be automatically canceled. Final payment is due thirty days prior to your arrival or the due date printed on your confirmation/initial deposit receipt. Failure to make final payment by the due date will be considered a cancellation. There is a cleaning fee of \$150.00 added to all reservations. All monies paid toward the reservation will be retained by Breckenridge Condo Rentals, Inc.. Deposits may be placed in an interest-bearing account and any interest earned on funds shall be income earned by Breckenridge Condo Rentals, Inc..

B. Upon final payment, a refundable \$500 security/damage deposit or credit card authorization for damages is required on all reservations. If the following provisions are met, your security deposit will be refunded 14 days after your departure or no additional charges will be made to your card:

- 1) No damage is done to the unit or its contents including but not limited to furniture, appliances, towels and linens, carpet, lost keys, or excessive cleaning necessary.
- 2) Dishes must be washed and the trash thrown away in the trash chute down the hall prior to your departure.
- 3) Ski locker keys are returned to the back of the door and unit doors and windows are closed and locked.
- 4) There is no evidence of pets or smoking of any kind or cannabis usage in the unit.
- 5) The maximum number of guests allowed to stay in the unit (8) has not been exceeded.
- 6) Check-in (after 4pm) and Check-out (prior to 10am) times have been honored.

Repair or replacement costs for damaged or lost items or additional cleaning charges will be taken from your security deposit or credit card authorization if such damages are found. If damages exceed the security deposit amount, you agree to pay full repair/replacement costs.

For the comfort and health of all our guests, we do not allow smoking, cannabis usage or pets in our condominium. A \$300 non-compliance fee will be charged if this policy is violated.

C. If for any reason, you should need to cancel your reservation there is a \$100 Cancellation Fee. If the cancellation occurs sixty days prior to your scheduled arrival, your initial deposit less the \$100.00 Cancellation Fee will be refunded. If the cancellation occurs within sixty days of your scheduled arrival, all monies paid toward the reservation will be retained by Breckenridge Condo Rentals, Inc. unless the unit can be rented to another party during the same dates as the original reservation. If the unit is re-rented during the reserved dates, the rate it was rented for by the new guest, less the \$100.00 cancellation fee, will be refunded. Failure to make final payment by the due date will be considered a cancellation.

D. Unused accommodations caused by either late arrival or early departure or for "no shows" for any reason whatsoever, are not refundable including but not limited to weather related problems such as cancelled flights, closed roads, etc.. **Travel insurance is strongly advised.**

E. The maximum number of guests allowed to stay in the unit is 8. If the maximum number of guests allowed is exceeded without management approval, you will be charged a minimum \$250 fee.

F. Check-in time is 4:00pm or later. Check-out time is 10:00am or earlier. Because of scheduling issues with our professional cleaners to prepare the unit for our next guests, we cannot offer early arrivals or late check outs. Failure to check-out on time will result in a \$50 fee. We appreciate your cooperation. Please let us know immediately if there are any problems with the unit once you arrive or during your stay.

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G. Beaver Run has a parking garage that is parking by permit only and the resort charges an additional \$15/night/car for parking upon your arrival. Up to two parking permits can be issued for the condo at the registration desk. Your vehicle will be towed without a permit. We are not responsible for vehicles parked in unauthorized areas with or without a permit.

H. Prior to your arrival, our condominium is professionally cleaned and fresh towels and linens are provided. Beaver Run offers towels for your use while you are at the pool or hot tubs that are meant to be left in the pool area. **There are no daily linen or towel exchanges** and our cleaning company is different from the one Beaver Run utilizes so please do not mix the towels. If you desire a mid-week linen or towel exchange, you must arrange this prior to your arrival and it will be offered for an additional \$75 fee or a full

clean for \$150. There are laundry facilities on the second floor near the elevators in Building 3 that is accessible from Building 2. A starter supply of hand and dish soaps as well as paper goods are placed in the unit in preparation to your arrival. Depending on your usage, you may need to purchase additional supplies. To keep down our costs and yours, we ask that before you leave you please clean the dishes and throw away all of your trash in the trash chute by the garage elevator.

I. In the event of a maintenance issue, Breckenridge Condo Rentals, Inc. reserves the right to enter the unit or allow a contractor to enter the unit to assess and attempt to handle the problem in a timely and professional manner.

J. Breckenridge Condo Rentals, Inc. is not responsible for the loss of personal belongings or valuable valuables of any kind. All items left behind by any and all guests are the sole responsibility of the guest. If an item is found and you wish to have it returned, there will be a \$25 service fee added to the cost of postage and packaging. By accepting this reservation, the Renter/Guest agrees that all personal property, furnishings, personal affects and other items brought into the property by the guest or their permitted guests and visitors shall be at the sole risk of the guest with regard to theft, damage, destruction or other loss and Breckenridge Condo Rentals, Inc. nor Homeowner shall be held responsible or liable for any reason whatsoever.

K. Breckenridge Condo Rentals, Inc and the Property Owner shall not be held liable to the guest, guest's guests, invitees or any other person for any accidents, injury, illnesses, loss or damage to personal property that occur while on the premises or its facilities or from use of any items provided for guests. The Renter/ Guest acknowledges that use of amenities such as but not limited to hot tubs, pools, spas, exercise equipment, sporting equipment, fireplaces, decks and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Renter/Guest's own risk.

The Renter/Guest hereby waives and releases any claims against Breckenridge Condo Rentals, Inc. the Homeowner, and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Renter/ Guest on or near or adjacent to the property, including any common facilities, activities or amenities. Renter/Guest agrees to use any such facilities or amenities entirely at the Renter's/Guest's own initiative, risk and responsibility.

L. Renter/Guest hereby covenants and agrees to indemnify and hold harmless Breckenridge Condo Rentals, Inc and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Renter/Guest, permitted guests, visitors or agents, representatives or successors of Renter/Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Renter/Guest or family and visitors of Renter/Guest in or about the property and Renter/Guest expressly agrees to save and hold Breckenridge Condo Rentals, Inc. harmless in all such cases.

M. The Renter/Guest shall use the property for residential purposes only and in a careful manner to prevent any damages or loss to the property and keep the property in clean and sanitary condition at all times. Renter/Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger or inconvenience neighbors, nor shall Renter/Guest use the property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit wast or nuisance on or about the property.