

Summer – Fall Rates / Columbia Place #7

*Telluride Mountain Village Core
1 bed + Loft / 1 ½ bath (Sleeps 6)*

Summer April 11-Aug 31	4th of July Jul 1-Jul 7	All Festivals	Fall Sept 1-Oct 4
\$ 200	\$ 300	\$ 300	\$ 200
5 night min.	5 night min.	5 night min.	5 night min.

Winter Rates / Columbia Place #7

*Ski-In / Ski-Out Telluride Mountain Village Core
1 bed + Loft / 1 ½ bath (Sleeps 6)*

Early Winter Oct 5-Nov 20	Early Bargain Nov 21-Dec 14	Christmas Dec 15-Dec 26	New Year Dec 27-Jan 5	Bargain 2 Jan 6-Feb 10	Spring Break Feb 11-Mar 27	Late Spring Mar 28 – Apr 10
\$ 200	\$ 325	\$ 500	\$ 600	\$ 325	\$ 425	\$ 325
5 night min.	5 night min.	5 night min.	7 night min.	5 night min.	5 night min.	5 night min.

CONTACT INFORMATION:

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INFORMATION / POLICIES / USE AGREEMENT:

Maximum occupancy 6 people (4 adults and 2 children)
No smoking allowed / No pets allowed at any time.

Occupants: No children between the ages of 7 months and 4 years of age are permitted in the unit for safety reasons.

Rates

RATES AND POLICIES: Rates and policies are subject to change without notice.
No smoking allowed (including balcony)

Agents Right of Entry:

ENTRY OF PREMISES: Any authorized representative of the OWNER or repair person may enter the premises during reasonable hours for any purpose related to the repair, improvement, care and management of the premises.

Check-In Time:

CHECK-IN TIME IS AFTER 4 P.M. If accommodations are clean and available earlier, we will be happy to arrange for an earlier check-in.

Check-Out Time:

CHECKOUT TIME IS 10 A.M. Unfortunately, during most times of the year, it is not possible to extend our checkout time. Failure to depart on schedule may subject you to late checkout charges or eviction as a Holdover User.

Cleaning:

A Check-out cleaning is included in the rental rates. Housekeeping is offered on an ala carte basis for \$40.00 per man hour / average 4.0 hours per cleaning which includes offsite time. This allows our RENTERS to choose the frequency of service that best suits their needs. It also creates the ability for each RENTER to achieve significant savings on the lodging portion of their vacation. The Renter should arrange for the cleaning in advance.

Payment:

A deposit of 50% is required to reserve. Final payment is due in full 60 days prior to arrival. Reservations received within 60 days of arrival require FULL NON-refundable payment at time of booking. Please refer to Cancellation Policy for Details. Payment may be through Paypal (can be made with no costs to either party), certified check or Credit Card through PAYPAL (TENANT pays 2.9% transaction fee for CC through PayPal). Visit www.paypal.com for easy instructions.

Cancellation Policy:

Cancellation Policy: Cancellation received within 10 days of booking and more than 60 days prior to arrival date is entitled to full refund, less Owner's processing costs (+/- 10%). Cancellation received after 10 days of booking will forfeit entire deposit. Cancellation received within 60 days of arrival date (regardless of booking date) is NON-refundable and will forfeit full rental amount. Should payments not be received by due dates, the reservation is subject to immediate cancellation by the Owner.

Security Deposit:

A separate security deposit (refundable) of \$750.00 is due at the time of final payment and will be refunded within 30 days of departure pending **Damage Assessment**.

Damage Assessment:

DAMAGES: RENTER is liable for any damages to the premises and the furnishings, equipment and household items therein which occur during RENTER'S occupancy. Owner reserves the right to charge TENANT for damage or cleaning determined to be excessive. Security Deposit will be returned within 30 days if there is no damage to the unit or no excessive cleaning required.

Parking:

There is NO assigned parking for the rental unit. There is free long term parking (Lot A) at the Mountain Village Intercept Lot with transportation to the Village Core via the free gondola.

Pet Policy:

NO PETS are permitted in the unit at any time.

Property for Sale:

UNIT FOR SALE: The condominium which you have rented is currently NOT for sale, however it may be listed for sale at any time by the OWNER. If so, there is a possibility that we may contact you and request a convenient time for a showing. The RENTOR agrees to allow reasonable access if requested by the Owner or Owner's Representative.

Acts of God/Construction Noise: The Tenant acknowledges that the Owner shall NOT be liable for events beyond his control which may interfere with Your occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, inclement weather or noise. NO RELOCATION, REBATE OR REFUND will be offered under any circumstances.

Telephone Use:

LONG DISTANCE TELEPHONE CHARGES: The telephone in the unit is NOT connected to a central switchboard. All long distance calls must be charged to a phone credit card, major credit card or your home phone. Local calls are free.

Use:

HOLDOVER USER: A RENTER who fails to vacate a unit by checkout time on their departure date may be deemed a holdover user. A holdover user will be subject to immediate eviction as a trespasser and the OWNER and / or local law enforcement shall have the right to evict such persons and/or their belongings. Please carefully verify your arrival and departure dates.

Expedited Eviction: A material breach of this Agreement by You, which, in the sole determination of the Owner, results in damage to the Premises, personal injury to You or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Your tenancy. Expedited eviction procedures will apply. You may be evicted if You: (i) hold over in possession after Your tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Your tenancy; (iii) fail to pay rent as required by this Agreement, or (iv) have obtained possession of the Premises by fraud or misrepresentation.

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