



Colorado Dream Vacation  
Evergreen, Colorado  
Rental Registration/Rental Agreement

Please complete page 1, initial at each item, and at the bottom of page 1, 2, 3 and sign on Page 4. Scan back to the email address at the bottom of the form. Your reservation is subject to cancellation if your signed & initialed rental agreement, and copy of driver's license is not received within 24 hours and payment is not received within 24 hours after invoice is delivered to you.

**NO RESERVATIONS OR DATES SAVED AFTER 24 HOURS WITHOUT FEES PAID, Rental Agreement signed & returned, copy of Driver's License received. (If arrival is within 60 days entire fee is due.)**

Today's date:

Property: House **OR** House and Cabin **Circle appropriate unit(s)** Maximum of 8 guests

Renter's Name:

Address:

City, State, Zip:

Phone #:

Cell Phone # during visit in case of emergency:

Email address:

Check in Date:

Check out Date:

**Total** Number of people in Party **including kids:**

# of Nights- 5 night minimum:

Total Rental Fee:

Cleaning Fee:

4.5% Colorado State Tax:

Refundable Deposit (OR HOLD if booking through VRBO or AirBnB):

Pet Fee:

ANY 3RD PARTY FEES ARE COMPLETELY SEPARATE FROM COLORADO DREAM VACATION FEES

**TOTAL DUE:** \_\_\_\_\_

**Payments will be made via appropriate rental site (VRBO, Trip Advisor, etc.) or PayPal (AMX not accepted)**

**PLEASE READ AND INITIAL BY EACH ITEM.**

**IT IS UNDERSTOOD AND AGREED AS RENTER OF COLORADO DREAM VACATION THAT:**

Renter shall not allow large groups on the property or engage in loud music or other loud activities on the property during their visit. Neighbors shall not be bothered or inconvenienced in any manner. Jefferson County has the strictest regulations regarding Short Term Rental in the entire Country. If we receive a call from our neighbors, due to noise, **you will forfeit the deposit and be evicted.** We are not zoned as an Event Center.

**Parties, Rehearsal Dinners, Etc are not allowed. Any misrepresentation of use of property, Renter (Responsible Party), or in number of guests, will result in complete forfeiture of all fees & deposits.** Copy of DL of Responsible Party (Renter), must accompany completed Rental Agreement. The property is meant for the quiet enjoyment of families. There is space separating our property from others, but sound carries easily in the quietness of the mountains. Please respect others' right to privacy, quiet, and peace in the mountains.

Thank you. Max number of vehicles at the House is 4 total, at all times. Max vehicles for Cabin is 2, at all times.

\_\_\_1) Reservations- are confirmed by Colorado Dream Vacation, when payment (1/2 of fees)\* is received & rental agreement & copy of DL is received. \*If reservation is made within 60 days, entire fee is due. Refundable Deposit is due 15 days prior to arrival date. Colorado State taxes (4.5%) will be collected on top of Rental Rate, Cleaning Fee, Pet Fee. If reservation is made through a 3<sup>rd</sup> party, the payments may differ, and the 3<sup>rd</sup> party payment policy may prevail.

\_\_\_2) Cancellation- If cancelled within 60 days of arrival date, 100% cancellation fee, however Deposit (if already paid) will be refunded, *except service fees held by any third party* (PayPal, VRBO, HomeAway, AirBnB, etc). **If** the same third party has an overriding cancellation policy, that one will prevail.

\_\_\_3) Deposit- refunded within 7 days of departure, through method with which it was paid. Deductions will be made for missing keys, excessive cleaning-based upon the number of people stated in rental agreement who will be in the unit, delayed check out time, damage, evidence of smoking indoors, missing items, or complaints by neighbors of excessive noise or disturbance. \$75 fee will be charged if it is necessary to provide an additional key due to lockout. Nonpayment of Deposit is considered notice of Cancellation. If damage occurs, refund may require longer than 7 days. We require showering before entering the hot tub. If the tub requires drain and refill after your departure, \$150 will be charged from the damage deposit. **Our cleaning fee is based upon the guest performing as this Rental agreement states and guest following Check Out Procedure (see page 5). Any additional cleaning or laundry cost incurred because of failure of the guest to complete any of the agreed items will be taken from the Deposit. We will not assume the extra cleaning costs.**

\_\_\_4) Responsible Party- The name appearing on the reservation is RESPONSIBLE for payment and the actions of all occupants. We do not accept multiple payments from different parties. Payment source must bear the name of the Renter/Occupant. **Occupation by other than named Renter and agreed occupants will forfeit full rental and deposit.**

\_\_\_5) **Arrival/Departure**- Arrival time is **4:00 PM** on the day of arrival. Departure time is **by 10:00 AM** on the departure day. Early arrivals before 4:00 PM or late departures after 10:00 AM without prior approval will be subject to a full extra day rental charge payable from the Deposit.

\_\_\_6) Unavailability- The rental unit may become unavailable for rental for various reasons, including health or safety concerns, withdrawal of unit for rental, sale of property, or some unforeseen catastrophe. Renter will not hold owner responsible for unavailability for uncontrollable circumstances. All rental fees and security deposit will be returned.

\_\_\_7) Claims- You agree to indemnify and hold harmless the owners, the owner's agent or employees from any claim or demand arising from any use of the rental unit or property.

\_\_\_8) Rental Age: The Property is intended for families or responsible persons **age 35 and over**. We are not an Event Center or Party Venue. **Please send copy of current Driver's License.** Third Party Booking companies may have lower age requirements, but we maintain the right to refuse a booking based upon age.

\_\_\_9) The House and Guest House are on a Septic System-Renter agrees not to put any waste down sinks, or any feminine products down toilet.

\_\_\_10) Number of Guests- There shall not be more people in the house or cabin, than indicated on this rental agreement. Only the number of guests indicated on the rental agreement should be sleeping in the unit. In the event it appears there are too many people in or on the property, the owner or owner's agent has the right to inspect the rental unit and require the extra people to leave immediately. Additional problems of any nature will result in all the occupants of the rental unit being required to vacate the premises immediately. **ABSOLUTELY NO EXCEPTIONS-** Deviations will result in Loss of Entire Deposit.

Sleeping arrangements... Please indicate the number of people in each bed based upon the number of guests in your group. If there are more people staying overnight in the unit than stated on the Rental Agreement, the Deposit will be automatically forfeited.

House-Master Bedroom King Bed \_\_\_\_\_

House-Guest Bedroom Queen Bed \_\_\_\_\_

House-Bear Room Main Queen Bed \_\_\_\_\_

House-Bear Room Sleeping Loft Queen Bed (2 story Bedroom) \_\_\_\_\_

House-Upstairs Sleeper Queen Sleeper Sofa \_\_\_\_\_

CABIN King Bed \_\_\_\_\_

CABIN Sleeper Sofa \_\_\_\_\_

Names and ages of all guests at House:

- |    |    |
|----|----|
| 1) | 5) |
| 2) | 6) |
| 3) | 7) |
| 4) | 8) |

Names and ages for all guests at Cabin:

- 1)
- 2)

\_\_\_ 11) Pets- 1 or 2 Well Behaved, House Trained **Dogs only** are allowed with the **\$50.00 per pet, Pet Fee**. All pet waste should be disposed of in plastic bags in the trash and ALL Pet hair picked up, or extra cleaning charges will be withheld from Deposit and forfeited.

\_\_\_ 12) **SMOKING IS NOT ALLOWED ANYWHERE ON THE PROPERTY**. Inside or outside of house or cabin. ANY VIOLATIONS WILL FORFEIT ENTIRE DEPOSIT. The fire danger is too great to risk.

\_\_\_ 13) Equipment Failure- There will be no refunds or discounts due to heating or appliance failures, outages or delays. Any repairs will be made as quickly as possible.

\_\_\_ 14) Telephone & Internet- There is NO local phone However, wireless internet provided on site. We cannot be responsible for any failure of service. You'll need to bring your own lap top.

\_\_\_ 15) Cooking Grill- is available for both house and cabin, and caution shall be exercised to fully extinguish flame and turn off gas completely **at the tank**. Grills must not be moved from their locations for fire safety.

\_\_\_ 16) Linens- shall not be removed from unit at any time. There will be a charge for missing or damaged linen. Please use MAKE-UP cloths provided to remove makeup.

\_\_\_ 17) Garbage- shall be tied in plastic bags, and placed in dumpster at driveway entrance, and dumpster locked, as it is picked up Thursday AM early! No trash should be left anywhere other than the designated location. There are wild animals around the property, and all efforts should be made not to leave trash out!

\_\_\_ 18) Guest is responsible for bringing large plastic trash bags, toiletries, food, etc. We provide an immediate supply only, of paper towels, and toilet paper. Guest should bring what is needed for their visit. Property is self-catering.

\_\_\_ 19) CLEANING- You understand that you are expected to straighten up the rental prior to departure. All furniture should be in its original location. All deck furniture should be left in it's original position. Dirty dishes are not to be left anywhere. If dishes are left in the dishwasher, turn the dishwasher on prior to your departure. No open or perishable food products that you have brought into the unit should be left behind. **Refrigerator should be left empty**. Failure to comply with the Check Out Procedure, which is included at the end of this Rental Agreement & located in the Home book, will result in additional cleaning charges. Also refer back to #3.

\_\_\_ 20) Scanned COPIES- Parties stipulate that scanned documents are deemed as originals. **No pictures of signed agreement will be accepted.**

\_\_\_ 21) BONFIRES AND CAMPFIRES, ANY OUTSIDE FIRES ARE NOT PERMITTED AT ANY TIME. NO fireworks of ANY kind at ANY time. The fire danger in COLORADO is too great to risk.

\_\_\_ 22) No Camping, Tent Camping, RV Camping on Property. Colorado has wild animals which are great to look at from the deck, but we shall not be responsible for the actions of animals in the wild. Sleeping allowed indoors only.

\_\_\_ 23) No TV should be disconnected from the cable/satellite connection, DVD, etc, or moved to any other location. TVs should be left with DirecTV as the source, TV viewing mode-not game mode. There will be a \$50.00 charge to reconnect them at the original location or return each one to TV mode, DirecTV source.

\_\_\_ 24) Hot Tubs-No Children under the age of 12 permitted in the hot tub at any time. Remember when using the hot tub, there are certain health risks associated with hot tub usage. USE AT YOUR OWN RISK. Hot tubs are provided for your pleasure and relaxation. Every attempt should be made to keep the water clean. Shower first. Wipe your feet before entering; keep the lid on when not in use, etc. Any trash, debris, or foreign items put in hot tub causing the need for it to be drained, cleaned and refilled, will result of an additional cleaning fee of \$150.00. Our tubs are professionally and regularly maintained & sanitized for your enjoyment. Hot tub covers are designed for insulation only, and not to support the weight of a person or persons. DO NOT SIT OR STAND on the hot tub covers. You will be charged for damage to the cover.

\_\_\_25) Storm Policy/Road Conditions-No refunds will be given for storms or weather conditions. Mountain roads can be very curvy and steep. Our drive is well-maintained, however we recommend four wheeled drive during the winter months. We do not refund due to road conditions. We have a regular plow company, but cannot guarantee timely clearing due to the nature of unknown conditions.

\_\_\_26) I will read the Home book provided and abide by the rules and guidelines pertaining to the proper maintenance of the house, furnace, appliances, plumbing fixtures, hot tub, Hiking Areas, trash disposal, etc.

\_\_\_27) The House and Cabin are privately owned: the owners are not responsible for any accidents, injuries, illness that occurs while on the premises. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By signing and paying for this reservation, the signor agrees that all guests, as well as any others who are invited, are assuming the risk of any harm arising from their use of the premises.

\_\_\_28) Colorado Dream Vacation, Sandra Titus, reserves the right to refuse the rental to anyone.

\_\_\_29) The adjacent Park expressly denies access or use of or by any motorized vehicles, including motorcycles, dirt bikes, ATVs, etc. We do not allow use of these vehicles on our property. Do not bring them to use on the property.

\_\_\_30) I understand no guns of any kind are allowed on the property, inside or outside the House or Cabin at any time. This includes BB Guns, air guns, hand guns or rifles, of any kind or make.

\_\_\_31) I understand there are security cameras on the exterior of the home. I understand that tampering with them in anyway or obstructing them, will result in the loss of the entire damage deposit.

I, as renter of the above property, shall uphold the above said rules and regulations and shall be responsible for any damages or additional cleaning, other than normal wear and tear. I fully understand and agree that evidence of unlawful activity or violations of this agreement or addendum may result in eviction, loss of rents and deposits paid, and/or in additional charges being billed to me. I understand no reservation is complete without ½ rental, cleaning & tax payment (or full rental fee if within 60 days of arrival) and the signed Rental Agreement with copy of Driver's License, received by Colorado Dream Vacation. The signed Agreement is due within 24 hours of payment, or the payment will be returned, and no reservation is made. The balance of the rental fee, cleaning, & taxes, is due 60 days prior to rental date. Deposit is due no later than 2 weeks prior to arrival. Reservations made within 60 days of arrival date, must pay entire rental, cleaning, & tax at time of reservation.

**Cancellation Policy:** Cancellations within 60 days of arrival forfeit 100% of rental fee as cancellation fee, but damage deposit will be returned if already paid. See #2 regarding third party fees-no third party fees will be refunded.

I understand and agree to the Terms of the Deposit, the Rental Payment, Cleaning Fee, Check-In & Check-Out Times, the Cancellation Policy and Check Out Procedure, as stated in the Rental Agreement. I will not have any large groups or loud noise or loud music of any kind, at any time. I will read the Home Book, and follow directions, not trespass on any neighbors' property and follow the Check Out Procedure on page 5.

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Sandi Titus, Owner \_\_\_\_\_

Please initial at each numbered item & the bottom of page 1, 2, 3 & sign page 4 and scan back to my email, [coloradodreamvacation@gmail.com](mailto:coloradodreamvacation@gmail.com).

## Check Out Procedure

Be sure to leave key on wooden keychain on counter, AND lockbox key INSIDE LOCKBOX

All Doors/Windows Locked!

Please leave sheets ON the bed(s).

Leave towels on the floor in each bathroom.

Be sure all furniture, indoor and outdoor, is in original position.

Be sure all dishes are clean and returned to original location.

Leave Refrigerator Empty of all food items.

Leave all TV Remotes on top of the corresponding TV and TVs in TV mode.

All lights (inside and outside) are OFF!

During the winter, set Thermostat to 45 degrees!!

All trash is to be left in sealed plastic bags in trash receptacle at end of driveway. Leave locked after depositing trash.

If you have your dog(s) with you, be sure to pick up all pet hair from inside, furniture and beds, and pet waste from outside (also place in sealed plastic bags in trash).

If you used the Hot Tub, please be sure that the cover is in place and secure.

Be sure to check for all your belongings, as we cannot be responsible for lost items!

Sandi Titus

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