

Our Cabin is located at: 973 Forest Glen Trail, Florissant, CO 80816

Owner's email: dndcutts@yahoo.com

Our cabin is our second home. We love it and want to share it with others. We want to keep it as affordable for everyone as possible so please follow these rules! There are opening and closing procedures which must be followed in order to ensure we can continue to provide a quality experience and to ensure full return of your deposit. Basically, leave it the way you found it and you'll get your deposit back.

1. **Check-In:** Check-In time is after 3pm Mountain time and check out is 12 noon Mountain. This gives us time to clean if we need to.
2. **Smoking:** This is a NON SMOKING cabin, please! Smoking area is anywhere outside, but be careful with your butts! If you burn down the forest, you'll need to leave in a hurry and go somewhere where nobody knows you.
3. **Pets** are permitted in Our Cabin only with **prior approval**. Extra deposit applies. All pets must be leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. **Student/Party Rentals:** We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. This is a family-oriented area and the sheriff and other residents will not allow rowdy behavior.
5. **Damage/Reservation Deposit** - A damage/reservation deposit is required to reserve your time. The deposit amount will depend on length of stay, rental history with us, etc. There are four possibilities- 100, 150, 200, 250. You may make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks. We also can take [credit cards](#) for deposits on our web site. The deposit must be received along with a signed copy (scanned and sent electronically is ok) of this Rental Agreement in order to reserve your time. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to cabin or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned. Beds stripped.
 - d. All keys are left in the lock box and cabin is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. Any other winterization/ seasonal closing preparation instructions completed.
 - h. Vacuum run through the sunroom, living room, hallway and bedroom areas.
 - i. Fireplace cleaned on the outside, inside and hearth. Cold ashes should be dumped in outside receptacle.

6. **Payment** – An advance payment of the full rental rate is required 14 days before arrival. You may make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks. We also provide credit card payment through our web site. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date. If not paid 7 days before arrival date, forfeit of deposit will occur and you will lose the reservation.

7. **Cancellations** – A fourteen (14) day notice is required for cancellation. Cancellations that are made more than fourteen (14) days prior to the arrival date will incur no penalty except if deposits were made via credit card. All credit card cancellations are subject to 10% or 30 dollar charge, whichever is greater. Cancellations or changes that result in a shortened stay, which are made within 14 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. In other words, cancellation or early departure with less than 14 days notice does not warrant any refund of rent or deposit, unless I can re-rent the time. If our cabin can be re-rented for the time in question, we'll refund.

8. **Rates:** 110\$ per night. \$575 weekly rate. Monthly rate is \$1900.
If you are referred by a friend or family member a lower referral rate can be applied. If you're a first timer just coming to the site without a referral code, you will need to pay the full amount, after which you will be eligible for the referral rate.
Rates subject to change without notice.

9. **Minimum Stay:** This property requires a 2 night minimum stay; 3 nights during peak and holiday seasons.

10. **Holiday Season:** Three night minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. **Inclusive Fees:** Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. **Maximum Occupancy:** The maximum number of guests per cabin is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) will be assessed. We do provide air beds and sheets, if needed.

13. **No Daily Maid Service:** While linens and bath towels are included in the cabin, daily maid service is not included in the rental.

14. **Falsified Reservations:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

15. **Written Exceptions:** Any exceptions to the above mentioned policies must be approved in writing in advance.

16. **Parking:** Parking is limited to two (2) vehicles.

17. **Storm Policy/Road Conditions:** No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

18. **Other provisions:**

- Satellite TV, Telephone, Internet availability.- Owner will provide.
- Trash service – Pickup every week
- Water- at least 2 full – 5 gallon water bottles for drinking/cooking will be provided. Water for showers, washing, etc., is available on the community water supply feeding the house.
- Water filters provided and may need to be changed by long-term guests.
- Issues reported will be promptly attended to. The resolution will be at the owner’s discretion but will ensure guest comfort and safety.

19. **Liability:** Our cabin is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____

Guest

Signature: _____ Date _____

Owner