

iTrip Rental Agreement

iTrip Aspen Snowmass / 309 AABC, Suite K / Aspen, CO 81611

Phone: / Fax: / aspensnowmass@itrip.net

Tenant: _TenantName_ **Phone:** _TenantPhone_ **Email:** _TenantEmail_
Address: _TenantStreet_ _TenantCity_, _TenantState_ _TenantPostal_

This Agreement will confirm your rental of Lichenhearth 16 for _NumNights_ nights as follows:

Check-In: _CheckinDate_ _CheckinTime_
Check-Out: _CheckoutDate_ _CheckoutTime_
Rental: \$ _Rental_
Departure Cleaning:... \$ _CleaningFee_
Limited Damage Waiver: \$69.00
Taxes: \$ _AreaTax_
Total: \$ _TotalAmount_
Security Deposit: \$ _RefundableSecurityDeposit_
Deposit: \$ _DepositAmount_ (due _DepositDueDate_)
Balance: \$ _BalanceAmount_ (due _BalanceDueDate_)

AGREEMENT

iTrip Aspen Snowmass, the Agent of the Owners, and Tenant agree as follows: Above Tenant is at least twenty-five (25) years of age (an "adult") and will be an occupant of the unit Lichenhearth 16 during the entire reserved dates. In addition to Tenant, other authorized occupants may be family members or friends of Tenant. Use of the premises will be denied to persons not falling within the foregoing categories. Should any unauthorized persons occupy or use the Premises, Tenant shall vacate the premises immediately without any refund. No key will be issued to anyone who is not an adult.

RESERVATIONS

may be placed up to one (1) years in advance, but are subject to the rates in effect for the year said reservations are placed. All times are Mountain Standard Time and currency is USD unless otherwise noted. While every effort will be made to have the unit available for check in at _CheckinTime_, during high season cleaning crew may require additional cleaning time and check in may be delayed up to 5pm. Reservations will be held for 24 hours. If signed rental agreement and payment are not received within 24 hours of the Tenant's request, the reservation will be cancelled.

DEPOSIT

A deposit is due with acceptance of rental agreement. Payment of deposit shall be deemed as acceptance of this rental agreement. Payment may be made by traveler's checks, bank money order, wire transfer, or certified check or major credit card. Personal checks will be accepted upon approval; if funds are not credited within Ten days booking will be cancelled. The deposit amount is \$ _DepositAmount_.

BALANCE

Balance is due 45 days prior to arrival date and includes a refundable damage deposit or the Limited Damage Waiver insurance payment. The balance is due on _BalanceDueDate_. Payment may be made by traveler's checks or certified check or major credit card. Personal checks will be accepted upon approval; if funds are not credited within seven days booking will be cancelled; if this happens, deposits will be forfeited. Damage deposit will be refunded within 7 -10 days of checkout pending inspection by management.

CANCELLATION POLICY

In the event that you must cancel your reservation, please be aware that cancellations must occur at least 45 days prior to arrival date. If cancellation occurs 45 days or more prior to arrival date all monies will be refunded with the exception of a \$200 administrative fee. **GUESTS THAT DO NOT CANCEL OUTSIDE OF THE 45-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT.** There will be no refund for early departure. Vacation Insurance is highly recommended.

INSURANCE

Vacation Rental Insurance has been made available with your reservation. Vacation Rental Insurance provides coverage for prepaid, nonrefundable expenses due to certain unforeseeable circumstances that may jeopardize your vacation investment and force you to incur unplanned expenses. As your vacation rental is non-refundable after your balance is paid, we strongly recommend you purchase this valuable protection. Separate terms and conditions apply, read your Description of Coverage/Policy carefully and contact Rental Guardian at (833) 610-0736 with coverage questions.

Click below to see more plan details?

https://www.itrip.net/files/rg_travel_insurance_ski.pdf

HAZARDOUS PRACTICES

No open flames ie. candle burning is not permitted on balconies or in the unit with the exception of fire contained within a wood burning fireplace . Do not dismantle smoke detectors as they are there for your protection. Use the overhead stove fan when cooking to avoid accidental, activation of smoke detector alarm.

ABSOLUTELY NO PETS

are allowed. If evidence of a pet(s) is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit.

FAMILY RENTAL ONLY

Reservations made for teenagers or young single groups will not be honored without any accompanying adult staying in the unit at ALL times. We require at least one member of the party to be 25 (twenty-five) years of age! Any violators will be evicted with forfeiture of all monies.

FALSIFIED RESERVATION

any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage deposit, and/or balance of rental payment.

HOUSEKEEPING

There is **no daily maid service**. Linens and towels are included and not to be taken from the unit. An initial setup of trash liners, bathroom paper, soap is provided. There is a \$ _CleaningFee_ one time cleaning fee. Additional cleaning can be arranged at a per hour rate. Please contact us at your earliest convenience to schedule any additional services you will require during your stay.

UTILITIES

No compensation will be given for temporary outage of electricity, gas, water, cable, internet or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible. Please note that you may want to bring a calling card for placing long distance phone calls, as these are restricted.

KEYS

Entry to your rental will be communicated prior to arrival by email.

NONSMOKING UNIT

Smoking is strictly prohibited inside the unit and on any outdoor patio or balcony. Your damage deposit will be forfeited or you will be charged a \$1000 fee if you opted for damage insurance as smoking is not covered under the insurance. You will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found.

ENTRY BY OWNER

Owner or owner's agents may enter the premises under the following circumstances: in case of an emergency; to make any necessary or agreed upon repairs, alterations, or improvements; supply necessary or agreed upon services or show the premises to prospective purchasers, renters or contractors. Owner will provide renter with at least 24 hours notice of Owners intent to enter (except in the case of an emergency).

RULES AND REGULATIONS

1. Tenant agrees to leave the premises and its contents in the same condition, neat and tidy, as Tenant found the premises to be upon move-in, normal wear and tear expected.
2. All dishes are to be washed and all garbage removed from the premises and placed in outside receptacles. If the home is left in an excessively unclean manner please note we will charge \$50/hour for additional cleaning time needed after your departure.
3. Close all blinds in all rooms.
4. The maximum number of occupants shall not exceed 4 people, not including a child in a crib.
5. Furnishings are not to be removed from the premises for use outside or in other properties.
6. "No pets" policy must be observed. Pets are not allowed on premises.
7. Smoking is not allowed in the unit or on the patio or balcony.
8. Reservations are not made by or for a minor, defined as any person under the age of twenty-five (25).
9. All keys and parking passes are to be left in the unit upon move-out by Tenant. There will be a \$200.00 charge per key or parking pass not left in unit at check-out.
10. Tenant and any guest of Tenant shall obey all laws of the state of Colorado, as well as local laws, at all times while they are on the premises. Failure to abide by the laws of Colorado or the above rules may cause tenant to be asked to vacate the premises and forfeit all rents and security/damage deposits.
11. Please review the Good Neighbor Guide if you are staying in Snowmass: <https://Snowmass Short Term Rental Good Neighbor Guide>
12. Quiet hours are 10pm - 8am. Any violations will result in a fine of \$150. Repeated violations are grounds for eviction.
13. Absolutely no parties. Report of a party or loud disturbance by police or neighbors will result in a fine and/or eviction.

SLEEPING CAPACITY/DISTURBANCES

Tenant and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: Occupancy exceeding the sleeping capacity of 4, using the premises for any illegal activity, causing damage to the premises rented or to any of the neighboring properties and any other acts which interferes with neighbors' right to quiet enjoyment of their premises.

HOLD HARMLESS

iTrip or the Owner, does not assume any liability for loss, damage or injury to persons or their personal property. Neither does owner accept any liability for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, acts of God, or other reasons beyond its control. iTrip or Owner does not assume any liability for loss, damage or injury for use of bunk beds.

K & K Vacation Rentals, LLC d/b/a iTrip Vacations Aspen Snowmass ("iTrip") has put in place preventative measures to reduce the spread of COVID-19; however, COVID-19 is highly contagious and iTrip cannot guarantee that you, your family members or guests (collectively "You" or "Your") will not be exposed to or become infected with COVID-19. Further, traveling could increase Your risk of being exposed to and/or contracting COVID-19. Exposure could result in quarantine requirements, personal injury, illness, permanent disability or death. Due to the nature of the facilities, services, and programs offered by iTrip, social distancing of 6 feet per person between You and iTrip staff and disinfecting of all surfaces in which You may come into contact may not always be possible. To reduce Your risk, iTrip strongly recommends You familiarize yourself and comply with all effective health orders during your stay.

POOL & PATIO

Tenant hereby acknowledges that if the premises they have reserved includes a community pool, hot tub or private hot tub the undersigned agrees and acknowledges that these facilities and the patio/deck can be dangerous areas, that the deck/patio can be slippery when wet, and that injury may occur to anyone who is not careful. With full knowledge of the above facts and warnings, the undersigned Tenant accepts and assumes all risks involved to Tenant and all of Tenant's guests in or related to the use of the community pool, hot tub, private hot tub and patio areas.

MAINTENANCE

Please report any maintenance needs for the premises to the us and we will respond as quickly as possible. Refunds will not be made for maintenance issues including, but not limited to heating and air conditioning, appliances, televisions, and stereos.

LINENS/TOWELS/SUPPLIES

The owners furnish linens and towels. Any lost or damaged linens will be deducted from your deposit. An initial supply of paper products is provided. Extra items needed are the responsibility of the Tenant. Limited cleaning supplies may be provided. We recommend that you bring any special items that you may need.

PARKING

at the premises is limited to the contracted spaces available for your rental. No boats, jet skis, trailers or RVs.

TELEPHONES

are not provided.

HOME GUARDIAN LIMITED DAMAGE WAIVER PROGRAM

1. **Terms of Waiver:** As an enrolled, Covered Guest staying at an iTrip Franchise-managed property, under this Limited Damage Waiver (the "plan"), you will not be obligated to pay for Covered Damage (defined below) to personal property of the owner of the rental unit located within the rental unit occupied by the Covered Guest. When the Covered Guest purchases this plan, the property manager waives the right to charge the Covered Guest for Covered Damage to the unit as a result of your inadvertent acts or omissions during the duration of the Stay. The maximum limit of this waiver of liability is \$1,500.00 aggregate per stay.

2. **Conditions:** The Limited Damage Waiver has certain conditions. Covered Damage does not include, and the Covered Guest remains liable for, the following:

- a. Damages caused by Intentional Acts of a Covered Guest.
- b. Damages caused by gross negligence or willful and wanton conduct.
- c. Any damage that the Covered Guest does not report to iTrip staff in writing by the time the Covered Guest checks out of the unit.
- d. Damage from theft without a valid police report.
- e. Damage caused by any pet or other animals brought onto the premises by any Guests, whether or not unless the property is specified as "pet friendly" as a condition of the rental agreement.
- f. Damage or loss of any property owned by or brought onto the premises by a Covered Guests or invitee of Covered Guest.
- g. Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.
- h. Damaged Caused by any forbidden items or property usage including but not limited to BBQ Grills, Candles, Cigarettes, etc.

3. **Definitions:**

- a. "Covered Damage": All damages to property of the unit's owner, up to \$1,500.00 in the aggregate for each Stay, that occurs during the Covered Guest's Stay and that is the result of the inadvertent acts or omissions of the Covered Guest or the Covered Guest's invitee, excluding the damages listed in the Conditions section above.
- b. "Covered Guest": All registered guests and all persons booked to share the same unit of accommodations and which have paid the required plan cost.
- c. "Stay": The iTrip contracted stay at an iTrip unit, from the date of a Covered Guest's check-in to the date of check-out.

4. **Administrative Procedure:** iTrip staff will administer and determine at their sole discretion whether damage qualifies as Covered Damage. Such staff will have the sole authority to determine the nature and extent of damages, necessary repairs and eligibility for the waiver of liability described herein. The Covered Guest must report any theft or damage to the unit or its contents to iTrip staff by the time of check-out or any otherwise applicable damage waiver for such Covered Guest will be void. The iTrip Franchisee has ultimate administration authority under the plan. Arbitration is required prior to litigation.

5. **Terms of Coverage:** The plan takes effect upon check-in on the booked arrival date to an iTrip unit. The plan shall terminate upon normal check-out time of the iTrip contracted Stay or the time the Covered Guest vacates the booked iTrip unit, whichever occurs first.

6. **Fee:** \$69.00 is the plan cost for your covered Stay.

7. **Damages in Excess of Limited Damage Waiver Limit:** Guest Agrees that damages not covered by the Limited Damage Waiver Program or in excess of the plan limit of \$1,500.00 shall be paid by Guest immediately. Guest authorizes iTrip to charge the cost of damages to Guest's credit card in accordance with this agreement and the terms and conditions of the rental agreement.

IMPORTANT NOTE:

Violation of any condition of the terms of iTrip voids the Limited Damage Waiver Program without refund of any portion of booking/ plan fee. Guest Agrees that damages not covered by the Limited Damage Waiver Program or in excess of the plan limit of \$1,500.00 shall be paid by Guest immediately. Guest authorizes iTrip to charge the cost of damages to Guest's credit card in accordance with this agreement and the terms and conditions of the rental agreement. By submitting payment for this reservation, you authorize iTrip to include the costs of this plan in your reservation. Please contact iTrip directly if you do not wish to participate in this plan or assignment.

Unless Tenant elects the Limited Damage Waiver Program, Tenant agrees to pay for damage to the Unit or property

within the Unit, except normal wear and tear, that occurs during the Tenant's stay in the Unit. Tenant authorizes iTrip to charge the amount of damages, as determined solely by iTrip, to Guest's credit card in accordance with this agreement.

ADDITIONAL TERMS AND CONDITIONS

The undersigned Tenant, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all liabilities, claims, demands, and causes of action by reason of any injury, loss of damage by whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover any reasonable attorneys fees and costs. Owner reserves the right to terminate this Agreement upon their discretion at any time.

CREDIT CARD AUTHORIZATION:

I understand and consent to the use of the credit card provided without original signature on the charge slip, I understand that by "clicking" that I have read the terms and conditions of this property, I am bound by this agreement and I have signed "electronically, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after leased premises are vacated. Charges may include but not limited to: unauthorized long distance telephone, cable, satellite TV or internet charges, damages beyond normal wear and tear. By signing this agreement you agree that your rental is transient in nature and does not provide you with tenant rights. Transient accommodations or "short term rentals" are also subject to applicable Colorado Sales, county and city taxes which are added as a part of your total payment. Should the laws change regarding applicable taxes, we will adjust your booking accordingly. We are required by law to collect all applicable sales taxes.

Please remember that you are renting a private home. Please treat it with the same respect you would like shown in your own home.