



NAME	
FULL ADDRESS (street, city, state, zip)	
SOCIAL MEDIA PROFILE	
CELL NUMBER	
EMAIL	

This will confirm a reservation of  nights for  Tenants or guests (day or night) arriving no earlier than  p.m. ()  and departing prior to  a.m. on ()  for **1180 Maryland Creek Road, Silverthorne CO 80498** for  adults and  children.

**MINIMUM AGE is 25** (without adult supervision) **\*\* NO PARTIES \*\* NO SMOKING \*\* NO PETS**

**PARKING:** 2 vehicles in the garage and 3-4 in the driveway. Silverthorne does not allow on-street parking. Shared driveway shall not be obstructed or used as a play or storage area.

**INTERNET:** **SkiColorado** PASSWORD:

**ALARM:** Controlled remotely and disarmed during your stay. Do not tamper w/ exterior security cameras.

**TRASH and/or RECYCLING** generated is to be placed in the community receptacles. CODE:

**PRIMARY ID RECEIVED**  **Provide Names of all Guests:**

	Paid to GRM	Paid to Booking Platform	TOTAL
<b>Rental / Credit Card Fee</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>State &amp; Local Lodging &amp; Sales Tax</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Clubhouse Fee</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Cleaning</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Damage Insurance or Deposit</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Booking Platform Fee</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>TOTAL</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Security/Damage Deposit</b> <small>TO BE HELD on your credit card. It will be available to you within 10 days of your departure providing you comply with the terms of this document. This card will be used for any additional charges incurred.</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>

PAYMENT	DUE DATE	AMOUNT DUE	PAYMENT METHOD	AMOUNT RECEIVED	DATE RECEIVED
<b>TOTAL PAID</b>					

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## KEYS

Deadbolt/lockbox code for the front door . Garage door code  **ENTER.**

Tenant will be responsible for the safe return of the **garage door opener**. It is to be returned to the hook in the mud room entry off the garage. Whenever you leave the property **close and lock all windows and doors** to maintain security and prevent water damage.

## CHECK-IN/CHECK-OUT TIMES

The check-in time is <input type="text"/>	<b>DO NOT ASSUME YOU CAN DEVIATE FROM THESE TIMES!</b> <i>You may be interrupting someone's vacation or the maid's cleaning schedule...and you will be charged for another day.</i>
The check-out time is <input type="text"/>	

# SHORT TERM RENTAL AGREEMENT

## PROPERTY

Your rental fee assures that the property is clean and equipped with bed/bath linens and other items detailed on [www.ski-colorado.com](http://www.ski-colorado.com). Anything you find in the house is for your use unless it is locked or inaccessible. You assume responsibility to use and its safe return. Although we try to monitor party/refrigerator items, we recommend you verify freshness before use.

Tenants shall maintain the premises in a good, clean, and use the premises only in a careful and lawful manner. The Tenants shall leave the premises in a **ready to rent condition** at the expiration of the rental agreement, defined by the Owner/Landlord as being immediately habitable after a routine maid visit. Tenants shall pay for cleaning, maintenance and/or repairs should the premises be left in a lesser condition. The Tenants agree that the Owner/Landlord shall deduct costs of said services from the security deposit or credit card held if Tenants cause need for additional services due to neglect or damage. There are 3<sup>rd</sup> party insurance policies you can purchase not affiliated or endorsed by [www.ski-colorado.com](http://www.ski-colorado.com) or Griffin Residential Management LLC. Malfunctions are to be reported on the Maintenance Suggestion Form unless it requires immediate attention by Griffin Residential Management LLC (call or text 303.321.3661).

**Ancillary services or accouterments** (TV, ISP, etc.) are provided as a convenience and are not integral to this agreement. No refund of rents shall be given for maintenance, outages, content or preferences. Clubhouse (if applicable) towels and rags are provided in the laundry room to keep personal linens fluffy white.

Tenants expressly acknowledge and agree that this Agreement is for **transient occupancy** of the Property, and that Tenants do not intend to make the property a residence or household. **NO PARTIES** are permitted. Tenant shall use the property for **legal purposes only** and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

If the property should go on the market **for sale**, it may be shown to qualified buyers during the Tenant's stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant. Tenant shall allow reasonable viewings of the home between 10 am - 7 pm whether they may be present or not.

The property is privately owned and by accepting this reservation, it is agreed that all Tenants are expressly assuming the risk of any harm arising from their use of the premises or others who they invite to use the premise. The Tenants and Tenants' guests shall hereby **indemnify and hold harmless** the Owner/Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss.

Tenants expressly recognize that any insurance for property damage or loss which the Owner/Landlord may

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maintain on the property does not cover the **personal property** of Tenants, and that Tenants should purchase their own insurance for Tenants and guests if such coverage is desired. Valuable items left behind by Tenant will be held for the Tenant and every reasonable effort will be made to contact the Tenant for return. If items are not claimed for longer than 6 months they shall become the property of the Owner/Landlord. The Owner/Landlord shall not be held liable for condition of said items.

## **BOOKINGS**

After the payment has been made, this electronic **Reservation Confirmation Sheet** will be emailed to Tenant showing the details of the reservation. You need to complete the form, provide copy of your photo ID and a valid credit card number to be held for a security/damage deposit, sign the form and return it to Griffin Residential Management LLC within 48 hours of receipt or the reservation is not confirmed and will need to be cancelled. We reserve all right to bank interest that may accrue from advance deposits.

## **SECURITY/DAMAGE DEPOSIT**

Each property will be **inspected and cleaned** before and after your departure. There are specific **check-out guidelines** posted in each property. Tenant will be notified of any potential problem prior to your credit card being charged and providing you complied with the rules and restrictions outlined in this document as well as abide by the posted **Owner/Landlord, HOA, Clubhouse** (if applicable) and **Town or County Short Term Rental Rules and Regulations**.

## **CANCELLATION**

Due to the volatile nature of the resort rental business, we must process reservation cancellation requests as such:

- Reservations may be canceled without penalty within 24 hours of booking.
- Guests who cancel 60 days prior to arrival by 11:59 pm (MST) will get back 100% of the amount paid but are subject to a \$250 processing fee.
- Cancellations 30 days prior to arrival by 11:59 pm (MST) will be refunded 50% of the amount paid.
- Minor reservation date changes will be accommodated on an availability basis with no penalty.
- There will be no refunds for reservations that include a National Holiday.
- There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions including storms, road conditions or airport delays and/or closures.

You may purchase optional travel insurance at <https://www.squaremouth.com> that may help to cover loss due to unforeseen circumstances that prevent you from taking your vacation. Forbes (powered by Square Mouth) is an independent company who caters to different scenarios from 20 different providers. This company is in no way affiliated with [www.Ski-Colorado.com](http://www.Ski-Colorado.com) or Griffin Residential Management LLC but they can provide you peace of mind in the unlikely event you need to change your travel plans.

## **TERMINATION**

The Tenants shall be good neighbors respecting the rights of the surrounding property inhabitants. The Tenants shall not create noise or disturbances likely to disturb or annoy. Creating a disturbance shall be grounds for immediate termination of this agreement and Tenants shall waive all rights to process and immediately vacate the premise in accordance with State law. **Quiet hours** are defined as 10:00 PM to 8:00 AM when noise should be kept to a minimum. Many of our neighbors are full-time Summit County residents that are keeping work and school schedules. They are not on vacation!

The Owner/ Landlord or Servicer has the **right to inspect or service** the premises with prior notice as stated with the applicable State laws. The Tenants shall vacate the premises at the expiration time and date of this agreement. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period.

Bookings made under **false pretenses** such as but not limited to, misrepresentation of age, name or size of group shall be grounds for immediate termination of this agreement and Tenants shall waive all rights to process and immediately vacate the premise in accordance with State law.

Violators of any terms of this agreement will result in its termination and Tenant shall waive all rights to process and immediately vacate the premise in accordance with State Law or will be subject to eviction, injunction and liability for damages and will also be liable for attorney's fees and other costs associated with enforcement.

**GENERAL**

**Wildlife** is to be admired but not fed...they bite! Prices and other specifications are **subject to change** without notice. In the unlikely event the property reserved to you becomes **unavailable or uninhabitable**, we reserve the right to offer a refund or an alternative property. The Tenant does not have the right to **sublet** the property. **No open flames** inside or outside the property. A **gas grill** has been provided and must be cleaned after use.

**Owner/Landlord is not held responsible** for any inconvenience, damage, injury or loss to persons or properties directly or indirectly by weather, negligence or wrongful act by a travel agent or transportation company beyond the direct control of the Owner/Landlord. The Owner/Landlord or its agents will not be liable for loss or damage to property of the Tenant or their guests for any reason or cause. The Tenant releases the Owner/Landlord and its agents of all liability and agrees to indemnify same against any losses incurred as a result of any injury or mishap occurring in or about the property to Tenant or their guests.

**LESSEE TESTIFIES THAT HE/SHE IS OF LEGAL AGE TO ENTER INTO A CONTRACT IN THE STATE OF COLORADO.**

By my signature below, I hereby give permission to charge my credit card for the amounts listed above as well as any additional charges that I may incur as outlined in this agreement. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel and additional damage insurance. Tenants agree to pay all reasonable costs and attorney's fees associated with the enforcement of this agreement made or incurred by Owner/Landlord.

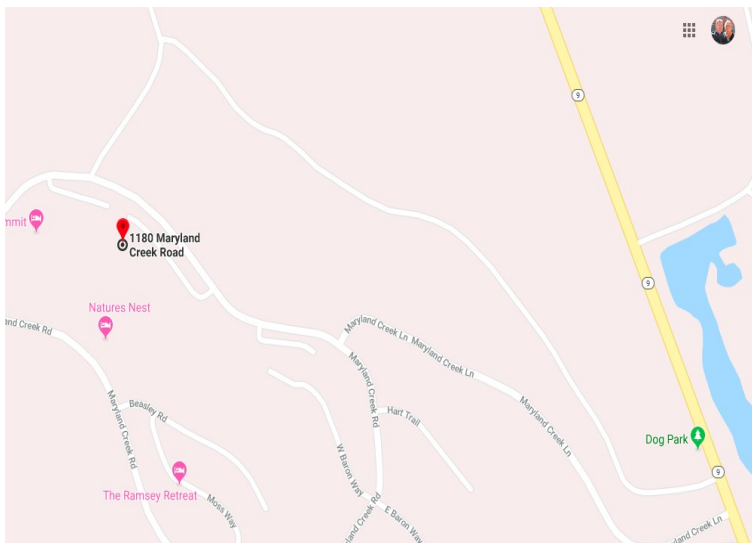
✕

Signature of Tenant	Date	Signature of Owner/Landlord	Date
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Credit card number held on file DO NOT FILL IN – PLEASE COMMUNICATE BY PHONE TO PROVIDE THIS INFORMATION.

	DATE		CVV CODE	
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**DIRECTIONS**



**From Denver Airport to the house:**  
 I-70 West 90.8 miles to the Dillon/Silverthorne exit #205...  
 RIGHT at the light onto Highway CO-9/Blue River Parkway in Silverthorne 4.1 miles (watch for speed limit changes 30-55 mph)...  
 LEFT at the illuminated neighborhood entrance sign for Summit Sky Ranch onto Maryland Creek Lane ...  
 .4 turn RIGHT on to Maryland Creek Road...  
 .1 veer LEFT at the SECOND drive shared with 3 homes. We're down 450' at the end. There is house number over the front door and a [BlueViewRetreat](#) sign on the porch.

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