



# Rental Agreement

Address: 1180 Maryland Creek Road, Silverthorne, CO 80498

Registration: #A65174034J / 32765

Day & Night Maximum Capacity: █

Guests █ Adults  
& █ Children/Infants)

Booking Platform: █

Arrival Day & Date: █  
█ after 4:00 PM

Departure Day & Date: █, █,  
█ before Standard Check-out at  
9:30 AM

Staying: █ night(s)

Primary Guest Name/ID: █

Cell Phone: █

Email: █

Home Address: █

This Rental Agreement ("Agreement") is made and effective █ ("Agreement Date") between Griffin Residential Management, LLC ("Owner") and █ ("Guest") regarding the property known as BlueViewRetreat ("Rental Property") which is located at: 1180 Maryland Creek Road, Silverthorne, CO 80498. This Agreement applies to the Guest's stay at Rental Property from {█}, █ to █ but also applies to any other dates or time which may be included if the reservation is changed.

Guests expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Guests do not intend to make the property a residence or household. This Agreement applies to all members of the Guest's party, regardless of age or affiliation, and Guest is responsible for sharing the Rental Agreement and its requirements with all members of the party and anyone else permitted onto the Rental Property by the Guest.

The agreement is made in consideration of financial compensation and mutual promises contained within. It's important to note that any violation of these terms by the Guest(s) could result in immediate termination of their occupancy without any refunds.

## FINANCIAL CONSIDERATION:

Item	Description	Rate	Amount
Rent	Rent	█	█
Surcharge	Accidental Damage Policy based on \$35.00 per stay	█	█
Surcharge	█ Cleaning Fee based on █ per stay	█	█
Total:			█

A service fee in the amount of █ was paid to █ (NOTE based on booking site) to process your booking.

A payment of 50% is taken by Owner at the time of the booking and will be displayed as [www.Ski-Colorado.com](http://www.Ski-Colorado.com) on the Guest's credit card statement. Any remaining balance must be paid 60 days prior to the arrival date or before █, or this Agreement may be cancelled by the sole option of the Owner. If the automatic payment fails for any reason, it is the responsibility of the Guest to make sure that the remaining balance is promptly paid in full, or the reservation will be canceled with no refund of payments made. All policies contained in this Agreement shall apply equally to payments made by credit

card, check or cash and whether made via website, by phone or in person. Any refunds due to Guests from a credit card payment will be refunded by credit card transaction; all other refunds will be made within 30 days. Prices and other specifications are subject to change without notice. The Guest does not have the right to sublet the property. 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.

**SECURITY DEPOSIT:** A [REDACTED] security deposit is required and will be automatically added to the booking. The automatic reserve is conducted by putting a hold on the Guest's credit card for the amount approximately 5 day(s) prior to the arrival date. If, at the end of the rental period, the rental property is returned undamaged and ready to rent condition, defined by the Owner as being immediately habitable after a routine maid visit, the Security Deposit will be released within 14 of the departure date. In the event of any damages, Owner will provide Guest with a full accounting of expenses incurred and deductions made from the Security Deposit. Should the damages exceed the amount of the Security Deposit, Guest agrees to pay the balance within five (5) business days after receiving notification. Deductions from Security Deposit may include, but are not limited to: excess cleaning fee, hot tub draining and refilling fee, trash removal fee, missing item replacement costs, odor remediation, damaged item replacement or repair costs, repair costs of buildings or grounds, or other service call fees.

The Accidental Damage policy covers up to [REDACTED] in ACCIDENTAL damages, such as broken kitchenware, coffee pot, lamp, etc.

**CANCELLATION:** Due to the volatile nature of the resort rental business, we must process reservation cancellation requests in accordance with the applicable booking platform as such: [REDACTED]. (NOTE: based on booking site)

Minor date changes are accommodated on an availability basis. There will be no refunds for reservations that include a National Holiday or 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 of travel insurance that may help to cover loss due to unforeseen circumstances that prevent you from taking your vacation. Any travel insurance purchased is in no way affiliated with <http://www.ski-colorado.com> or Griffin Residential Management, LLC but it can provide you peace of mind in the unlikely event you need to change your travel plans. In the event Guest wishes to terminate this agreement, Travel Insurance, Damage Protection and any processing or administrative fees are non-refundable

By accessing or renting the privately owned home known as BlueViewRetreat and the amenities in Summit Sky Ranch, guests and guests of guests acknowledge and understand the inherent risks and hazards associated with outdoor recreational and water activities. These activities and the use of equipment can result in various injuries, illnesses, or even death. Guests agree to hold the Owner, agents, employees, and contractors harmless and indemnify them against any injury or damage caused by participating in these activities, regardless of negligence or other causes. Guests also assume full responsibility for any losses, damages, or claims arising from their use of the rental property facilities, equipment, or activities, and for the actions of any individuals they invite onto the property during their rental period.

In consideration of the mutual agreements and covenants herein contained, Guest is over the age of 26 and has read and agreed to the following: I understand the rental rules and conditions upon which I am agreeing to rent accommodations, equipment, and use of the property. I acknowledge and accept that the sole responsibility for safety lies with the participant and engage in activities or events at my own risk. Violating the terms of this agreement may lead to immediate termination, fines, or additional fees. In such cases, the Guest must waive all rights to due process, vacate the premises promptly, and may face eviction, injunction, and liability for damages. The Guest will be responsible for attorney's fees and other enforcement-related costs.

## RENTAL RULES AND CONDITIONS

- **MAINTAIN A LEVEL OF CLEANLINESS** throughout your stay leaving the home in a ready to rent condition (everything in its place – ready for a routine Short-Term Rental clean).
- **REPORT ANY ACCIDENTAL DAMAGES** when they occur so we can quickly find a mutually agreed upon remedy or If you notice **ANYTHING THAT NEEDS ATTENTION**.
- **NO PETS** are permitted at the Rental Property. Guests must notify the Owner and answer: (1) If the dog is a service animal and required because of a disability, and (2) What work or task has the dog been trained to perform?
- **PARKING** is available for 2 vehicles in the heated garage and 3-4 in the driveway. Silverthorne does not allow on-street parking. The HOA does not allow parking or obstruction for play or storage on the shared driveway or CLASS B VANS.
- Summit Sky Ranch HOA enforces **QUIET HOURS** from 10:00 PM to 8:00 AM. Guests are expected to be respectful neighbors, avoiding noise or disturbances that may bother or annoy others.
- **NO PARTIES or OVERNIGHT GUESTS** are permitted.
- **NO OPEN FLAMES** inside or outside of the home except the gas grill and outside gas fireplace.
- **NO SMOKING or VAPING** inside the house, hot tub or within 20 ft. of open doors/windows. Dispose of smoking materials responsibly.
- **VENTILATE THE KITCHEN** while cooking anything that could leave a strong smell.
- BlueViewRetreat and the Summit Sky Ranch **AMENITIES ARE LIMITED** to guests listed on this Rental Agreement and with a signed the Amenity Waiver.
- The **HOT TUB** is prepared and tested for proper and safe chemicals prior to or on the day of occupancy. Misuse of the hot tub or pool (i.e.) excessive soap, grass, shampoo, oils, glass or metal) will result in a Service Call to clean and disinfect the tub and constitutes additional cleaning. Follow instructions for the **HOT TUB LIFTER**.
- Guest 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.
- **ANCILLARY SERVICES OR ACCOUTERMENTS** at BlueViewRetreat or HOA amenity 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.
- 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. Owner shall not be held liable for the condition of items left behind.
- Tampering with or disrupting the 3 **EXTERIOR SECURITY CAMERAS** is strictly prohibited
- Guests expressly recognize that any insurance for property damage or loss which the Owner may maintain on the property does not cover the **PERSONAL PROPERTY OF GUESTS**, and that Guests should purchase their own insurance. Valuable items left behind will be held or shipped at the Guest's expense and Owner shall not be held liable for condition of said items. If items are not claimed for longer than 30-days they shall become the property of the Owner/Landlord.
- The Owner or Servicer has the **RIGHT TO INSPECT or SERVICE** the premises with prior notice as stated by applicable State laws during the guest occupancy period.
- **FAILURE TO VACATE** the premises upon termination of the rental period or bookings made under false pretenses will result in immediate termination of the agreement.

This agreement is subject to the laws of Colorado and any applicable rental acts, and any amendments must be in writing and signed by both parties. Legal action, if necessary, shall only be pursued in Summit County, where the rental property is located. In the event that any part of this Agreement is deemed unenforceable by law, it will be omitted without affecting the remaining Agreement

**GUEST INFORMATION** As required by the HOA, following is the list of guests known at the time of this booking. This list denotes all individuals authorized at BlueViewRetreat and at the Summit Sky Ranch amenities. Notify Owner of any deviations from this list

The approximate time of your arrival in to Summit County is [REDACTED] and departure time from BlueViewRetreat is [REDACTED]. You will be notified if we are able to accommodate early check-ins or late check-outs otherwise do not deviate from the published check-in time of 4:00 PM or check-out time of 9:30 AM or you may be disrupting another guest's time and you may be charged for an additional night

GUEST NAME	AGE (if minor)
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	■

**GUEST 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 [REDACTED] *(NOTE: based on booking site)*. I have read my rights to purchase travel and additional damage insurance. Guests agree to pay all reasonable costs and attorney's fees associated with the enforcement of this agreement made or incurred by Owner.

Griffin Residential Management, LLC |



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[www.ski-colorado.com](http://www.ski-colorado.com) |



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