

RENTAL AGREEMENT

LAKEVIEW PROPERTY MANAGEMENT RENTAL AGREEMENT

May - September: PO Box 1117 * Lake City, CO 81235 * 720-415-0826

lakeviewproperty@gmail.com/ www.lakeview-inc.com

A complete rental agreement will be emailed to you upon booking.

Upon payment of the deposit a receipt will be emailed to you.

Cancellation Policy: Your reservation is non-refundable after 30 days prior to your reservation and you are responsible for the reservation unless we are notified. If you leave early or cancel your reservations - your payment is forfeited. We do understand that unforeseen circumstances can arise, if this should occur and we can fill your reservation dates you will receive back your payment less a cancellation fee of 10% of the deposit.

NO Smoking: Smoking is prohibited in all properties. Guest will be responsible for all damage to property as a result of smoking, including but not limited to any costs incurred to remove smoke odors or damage to the premises.

Pet Policy: Pets are NOT ALLOWED unless otherwise noted. If a guest is found to have a pet without prior approval of management the guest will be asked to leave and no refund of payment will be made. If you leave your pet in the property when you leave we require that they be left in a kennel. You will be charged if there is damage to the property due to your pet.

Supplies: The house will be stocked with an initial supply of trash bags, toilet paper, paper towels, bar soap, hand soap and supplies for the dishwasher and washer/dryer (if equipped). If you need additional supplies you can get them at the local grocery store.

No Daily Housekeeping Service: Linens and bath towels are included in the house, daily maid service is not included in the rental rate. We can do a linen exchange during your stay for an extra charge of \$25 each time.

Payment: Guest agrees to make full payment 30 days prior to check in for their reservation unless other arrangements have been made. Payment is acceptable in the form of check or credit card (there is a 2% processing fee added to your reservation which will be reversed if you pay by check). We will require a credit card to be put on file when you check in which will only be charged if there is damage to the property or furnishings; furniture moved to another location and not put back; failure to vacate the property by 10:00am; excessive mess or trash not taken out or dishes not washed.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Property Manager immediately.

Maximum Occupancy: The number of guests in the property must not exceed the amount listed. If the property maximum is exceeded the guest may be evicted and rent forfeited.

Damage to Vacation Home: To insure a pleasant stay to all present and future guests, Guest agrees to leave the property in the same condition as upon arrival. Guest agrees to report immediately all items that become broken, non-functioning or in need of repair during the term of the Guest's residence in the property and damage to the property, exceeding normal wear and tear is the responsibility of the Guest.

Injury to Person or Property: Manager makes no express or implied warranty regarding the condition of the cabin, condo or vacation property, or any of its components. Guest agrees that it is Guest's responsibility to guard against injury or loss to person and property. Lakeview Property Management, Inc., the Manager or property owner take no responsibility, whatsoever; for any lost or stolen items, injury to persons or property due to unsafe or dangerous conditions in the cabin, condo or vacation home on the property and Guest assumes all risks in this regard, to the extent allowed by law. Guest agrees to report any unsafe or dangerous conditions to the Lakeview office immediately upon discovery of the same.

Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

Access: Guest shall allow Property Manager access to the property for purposes of repair and inspection. Guest shall allow Homeowner's Realtor access to the property for purpose of showing prospective buyers the property (if the property is listed for sale). Property Manager shall exercise these rights of access in a reasonable manner.

Refunds: No refunds will be given for storms, smoke or other acts of nature.

If you have any concerns please contact Lakeview Property Management, Inc.

Tannah Snow - Lakeview Property Management

RENTAL RULES

1. Smoking is NOT allowed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. - 8:00a.m.
4. The homeowners 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.
5. Keep the property and all furnishings in good order and in the place where you found them.
6. Only use appliances for their intended uses
7. DO NOT move furniture around during your stay. If we find that you have moved furniture and not put it back where it was found when you arrived we will charge your credit card for the extra time/people needed to put it back where it belongs.
8. PETS are permitted only with prior approval and only in certain properties. Pets are not to be left in the property unattended unless left in a kennel. If you have a question please contact us.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the house, daily maid service is not included in the rental rate.
10. Garbage: Any garbage must be removed from the property. You will be given instructions when you check in on what to do with the trash for your specific unit.

11. Fireplace: If your unit has a fireplace please check your check in information as to whether it may or may not be used.

12. Condition of Property Upon Departure: In order to avoid an additional cleaning charge when you depart please leave the home in the same general condition as it was when you arrived. All food and drink spills need to be cleaned up immediately. Food and drink spills on carpet and furnishings are considered to be damage not normal wear and tear. 13. The refrigerator and cabinets need to be emptied of all food. All used dishes need to be properly cleaned and put away. All trash must also be disposed of per the instructions given to you upon check in. Damage charges will be charged to your account in the event that excessive cleaning is needed following your departure or if the trash is not removed.

14. Grills - Please keep all grills where they were found when you arrive. Also please clean them with the brush provided when done using.