

## Reservation Form

Given at time of reservation

**Homeowners:** Troy & Jamie [REDACTED]  
**Property:** T & J's Mountain Villa  
1283 Straight Creek Drive [REDACTED]  
Dillon, CO 80435

Condo # Given at time of reservation

**Date:** 07/15/2011

**Guest:** John Doe  
**Address:** 1010 Main Street  
Scottsbluff, NE 69361

**Adults:** 2  
**Total:** 4

**Children:** 2

**Email:** john.doe@email.com  
**Phone:** 555.585.2311

**Dates:** **Check-in:** 10/03/2011 3:00 pm **Check-out:** 10/10/2011 10:00 am  
**Rates:** \$175.00 per night for 7 nights.

**Reservation Total:** \$ 1,225.00 7 nights @ \$175.00  
**Sub Total:** \$ 1225.00

**Tax (10.275%):** \$ 125.87  
**Cleaning Fee:** \$ 90.00  
**Damage Deposit:** \$ 300.00  
**Total with Fees:** \$ 1,740.87

**PayPal Fee (2.9%):** \$ 50.49  
**Grand Total:** \$ 1,791.36

**Reservation Dep (50%):** \$ 895.68 **Due By:** 07/22/2011  
**Balance:** \$ 895.68 **Due By:** 09/26/2011

**Check-in:** 3:00 pm on arrival date **Check-out:** 10:00 am on departure date  
Early check in or late check out requires written approval

**Directions:** To the home and (lock box combination with key) will be sent once the final balance is received. A reminder will be sent for the final payment if we haven't yet received full payment. (This is the case for reservations with over 30 days advance notice).

**Refund:** Deposits and payments will be forfeited if cancelled 14 days or less prior to the arrival date. Reservations cancelled 15 or more days prior to arrival will be refunded based on the ability to re-rent the property.

**Non-Smoking:** This is a NON-smoking home and we abide to this strictly. Smoking in this home is an immediate forfeiture of your full damage deposit.

**Pet Policy:** Pets are NOT permitted. An additional cleaning fee will be assessed and damage deposit will be forfeited if this is not followed.

**Damage Deposit:** Damage deposit will be returned after inspection, less any damages. Damages above the damage deposit amount are the renter's responsibility. The deposit is NOT applied toward rent; however, it is fully refundable within (10) days of departure, provided the following provisions are met:

1. No damage is done to the condo or its contents, beyond normal wear and tear.
2. All trash is taken out to trash container outside.
3. All dirty dishes are placed in the dishwasher & started.
4. All keys are left in unit with a key in lock box.
5. All charges accrued during the stay are paid prior to departure.
  - a. No linens are lost or damaged. Please use beach towels for the pool

This is a sample document rate and percentages are subject to change at any time and not the bath towels.

- b. All windows, patio doors and main doors are closed and locked. You will be held financially responsible for frozen or broken pipes.
- c. Absolutely no smoking in the property. Smoking will result in forfeiture of your entire deposit.
- d. All fines accrued during the stay will be deducted from the damage deposit. See the rules & regulations for more details on fines.

**Storm Policy:** No refunds will be given for storms or road closures. We recommend 4-wheel drive in winter. All roads are well maintained by the county, however we do not refund due to road conditions.

**Max Occupancy:** The maximum number of guests per condominium is limited to eight (8) persons. An additional charge of \$10.00 per person per night for guests in addition to eight (8) will be assessed.

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

**No Daily Maid Service:** While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. The washer and dryer located in the club house are available for your use.

**Rate Changes:** Rates subject to change without notice.

**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.

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

**Liability:** All of the units are 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.

**Checks:** Make Check out to: **T & J Mountain Villa, LLC**

**Send to:** Troy [REDACTED] ← **Given at time of reservation.**  
 C/o T & J's Mountain Villa ←  
 [REDACTED]

If you have any questions please call Troy or Jamie at 720.515.3722 (Troy) or 720.289.6338 (Jamie)

We thank you in advance for booking with us and know you will love the home and the area!

**By Signing Below, I agree that I, and everyone in my party, agree to all terms and conditions of this agreement.**

\_\_\_\_\_  
Renter

\_\_\_\_\_  
Date