

AWESOME SKI-IN SKI-OUT CONDOS  
Park City, UT 84060

RULES AND REGULATIONS

1. CHECK-IN/CHECK-OUT.
  - a. Check-in time is 4:00pm. Early check-ins cannot be accommodated. Guests are required to provide credit card information at check-in as security against additional charges or damages.
  - b. Check-out time is 10:00am. Departure must be prompt in order to allow for proper cleaning and readying of the unit for the next guests. This agreement does not create a tenancy or residence. Guests who do not depart on time will be charged a nightly rate equal to the published nightly rate.
  - c. In the event the guest who executed the Rental Agreement may not be the first person arriving, owners must have prior written authorization from such guest for key release to other parties. The check-in office can only release keys to the person whose name appears on the Rental Agreement, unless such written permission has been provided in advance.
  
2. DEPARTURE INSTRUCTIONS.
  - a. The refrigerator should be cleaned out and leftover food disposed.
  - b. Dirty dishes and detergent should be loaded into the dishwasher and dishwasher started.
  - c. Sliding doors and windows should be locked and lights turned off.
  - d. If air mattresses were used, deflate and return mattresses and pads to closet. Sheets and pillow cases should be left out for housekeeping to launder.
  - e. ALL TRASH CANS AND WASTEPAPER BASKETS MUST BE EMPTIED AND TAKEN TO THE TRASH BINS LOCATED BENEATH THE ROCKY MOUNTAIN CHOCOLATE FACTORY.
  - f. Unit keys and pool passes should be left on counter. Unit doorknob should be locked upon leaving.
  - g. Completion of any additional departure instructions or procedures adopted by owner and communicated to guest prior to or during the stay or as posted in the unit.
  
3. USE LIMITATIONS.
  - a. No smoking is permitted in the unit at any time.
  - b. Pets are not permitted in the unit under any conditions.  
Overnight occupancy is limited to 8 persons. The property shall be used exclusively for residential purposes and shall not be used for any illegal purpose, or in any manner inconsistent with local, state or federal laws or in any manner so as to create a nuisance.
  - d. Occupancy is limited to family groups or groups of adults 24 years of age or older, unless married. Student groups, sports teams, sorority, fraternity or other non-family groups under the age of 24, are not permitted. If a group misrepresents themselves, they will be evicted immediately without refund.
  - e. Nothing shall be left unattended on balconies, including, but not limited to: furniture, chairs, skis, snowboards, bicycles, barbecues, toys, trash or debris. Guests may sit on balconies, but chairs must be removed when not in use.
  - f. TRASH BAGS ARE NOT TO BE PLACED IN THE HALLWAY AT ANY TIME.
  - g. TOWELS ARE NOT TO BE REMOVED FROM THE UNIT. Towels for the pool and spa are provided at the pool & fitness area.
  - h. Quiet hours in the building are 10:00pm to 8:00am daily.
  
4. SECURITY DEPOSIT. A security/damage deposit of \$250.00 must be received with the balance of the payment due prior to arrival. If payment is made by credit card, the card will be charged for \$250 at the time of the final payment. The deposit is not applied toward the rent; however, it is fully refundable within 15 days of the departure date providing the following conditions are met:
  - a. ALL TRASH HAS BEEN REMOVED FROM THE UNIT AND PROPERLY DISPOSED OF IN THE BINS BELOW ROCKY MOUNTAIN CHOCOLATE FACTORY. FAILURE TO DO SO WILL RESULT IN FORFEITURE OF PART OR ALL OF YOUR SECURITY DEPOSIT.
  - b. No damage is done to the unit or contents, beyond normal wear and tear.
  - c. No unpaid charges are incurred due to: services utilized during the stay, including additional housekeeping, linen or towel replacement; collection of rents; cancellation or change of occupancy; pets or contraband.
  - d. Leftover food is disposed of and dishes are placed in the dishwasher and cleaned.
  - e. All keys and passes have been properly returned and the unit is left locked.
  - f. Any charges accrued during the stay are paid prior to departure.
  - g. No linens are lost or damaged.
  - h. The renter is not evicted by the owner (or by a representative of the owner) nor by local law enforcement.
  - i. All Departure Instructions and procedures have been completed.
  
5. PAYMENTS. All payments must be made in accordance with the Rental Agreement. If a personal check is returned for non-sufficient funds, the guest will be charged the amount levied by the bank for the NSF charges. Guests are responsible for payment of all nights confirmed and/or occupied, regardless of guests' late arrival, early departure or late departure. No refunds will be made, and no exemption from nightly rental

6. **CANCELLATIONS.** Cancellations or changes that result in a shortened stay, if made within 45 days of scheduled arrival date will receive no refunds of payments made. The entire rental fee, including tax, reservation fees, if any, housekeeping fees and security deposit will be forfeited. Cancellation or early departure does not warrant any refund of rental fees or security deposit.
  
7. **HOUSEKEEPING.** The unit will be clean and fully stocked upon guest arrival. If the unit has not been prepared satisfactorily, guest should contact Tamie Kondoff at 614-561-3961 or Belinda Simile at 740-972-7063 directly. Rates include a one-time linen/towel set-up. There is no daily maid service included in the rental; however, linens and bath towels are furnished in the unit and there is a washer and dryer in the unit for the convenience of guests. Arrangements can be made, prior to guest arrival, for daily maid service, daily towel service or a mid-week clean. Such arrangements would be at guest's expense. Towels and linens are not permitted to be removed from the unit; however, towels are provided at the pool and spa. Unless FULL housekeeping services are arranged in advance, **GUESTS ARE RESPONSIBLE FOR THEIR OWN TRASH REMOVAL DURING THEIR STAY AND UPON DEPARTURE. IF TRASH IS NOT REMOVED, A HOUSEKEEPING CHARGE WILL BE DEDUCTED FROM THE SECURITY DEPOSIT.**
  
8. **UTILITIES.** Water, sewer, heat, electricity, gas, cable and local telephone usage is provided. Long distance calls can be made collect or by using a calling card. Most cell carriers have service on the property.
  
9. **PARKING PASS.** One parking pass to the underground parking garage in the Gables building will be issued at check-in for the duration of a guest's stay. Pass should be displayed in the window/dash of the guest's vehicle at all times. Failure to display may result in towing of the vehicle at guest's expense. Open parking lots on Lowell Avenue are NOT for overnight parking. Plows operate at night and vehicles left overnight in open lots will be towed.
  
10. **MAINTENANCE.** Contact the front desk, 435-649-5112 for all maintenance issues. After hours, for maintenance issues of an *emergency nature*, contact Identity Properties main office number, 435-649-5100 (and follow instructions).
  
11. **COMMON FACILITIES.** The unit you are renting is located within a condominium association which contains certain amenities and common areas (including but not limited to the swimming pool, hot tubs, fitness facilities, elevators, sauna, tanning beds etc. ) which may, from time to time, not be fully functional or operational due to circumstances beyond our control, or may be under repair or maintenance as managed by the building administration such that the use of these areas and/or amenities may be unavailable or limited during your stay., While we expect this would be an unusual occurrence and we recognize and regret any resulting inconvenience to our guests, we cannot be responsible for any such events of outage or unavailability and shall have no responsibility or obligation to grant any discount or refunds as a result.
  
12. **DAMAGE, LOSS AND INDEMNITY.** Guest is responsible for any damage or loss to the unit or unit's personal property caused by guest or guest's invitee. Guest agrees to pay for any such damage or loss, and authorizes owners to charge said loss or damage to guest's credit card. Guest acknowledges the inherent risk of renting the property for themselves and their guests. Guest agrees to indemnify and hold owners harmless from all claims for damages to persons or property by reason of the use or occupancy of the property, and Guest shall repay owners for all expenses incurred thereof by owner, including attorneys' fees and court costs.
  
13. **FALSIFIED RESERVATIONS.** Any reservation obtained under false pretense will be subject to forfeiture of advance payments, deposit, and/or rental fees and the party will be prohibited from checking in.
  
14. **WRITTEN EXCEPTIONS.** Any exceptions to the terms and conditions of the Rental Agreement and these Rules and Regulations must have prior written approval of owner.

By signing below, I agree to all the terms and conditions of the above Rules and Regulations.

\_\_\_\_\_ Date: \_\_\_\_\_

(print name underneath signature)

Revised 1/10