

RENTAL RULES AND REGULATIONS

The property is located at the Solitude Mountain Resort, in the Powderhorn Lodge, 11782 Big Cottonwood Canyon, Solitude Utah 84121.

1. **CHECK IN TIME** is after 4 p.m. MST and **CHECK OUT** is 11 a.m. MST. No early check-ins or late check-outs unless specifically arranged beforehand.
2. This is a **NON SMOKING** building and unit.
3. **PETS** – Pets are NOT permitted in rental units under any condition.
4. **MINIMUM AGE** – We will not rent to vacationing **students or singles under 25** years of age unless accompanied by an adult guardian or parent.
5. **CARE AND MAINTENANCE** – Treat this property like your home. . . remember it *is* ours! You agree to the following provisions or recourse may be taken:
 - (a) No damage is done to the condominium or its contents, beyond normal wear and tear.
 - (b) No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
 - (c) The condominium is left clean without debris or rubbish.
 - (d) No one has been smoking in the unit.
 - (e) All charges accrued during the stay are paid prior to departure.
 - (f) No items in the condominium (e.g. linens, blankets, kitchen items and electronics) are lost, damaged, or stolen.
 - (g) You check out as agreed.
6. **PAYMENT** – A **DEPOSIT** of 50% of the total rental rate is due at the time of booking to reserve our unit. Your deposit can be made by credit card using the “Pay with Elavon” link or with bitcoin on our web page at <http://solitudecondos.com>, by check, or by calling +1-435-940-1201. Your check must be received within seven (7) days of the request or reservation will be canceled. Bounced checks will incur a \$25 fee and booking will be subject to cancellation. **BALANCE OF RENT**, either via credit card or check, is due 30 days prior to your arrival date. Failure to make the final payment 30 days before arrival will cancel the reservation and any funds becomes subject to the cancellation policy listed below.
7. **CANCELLATIONS AND REFUNDS** – If cancellation is made:

within 3 days of booking	100% refund
over 60 days prior to arrival	full refund minus \$50 cancellation fee
30 – 60 days prior to arrival	50% refund of deposit
less than 30 days prior to arrival	50% refund of total rent

Refunds will be sent within 30 days after your arrival date. At owner’s discretion, the non-refundable amounts may be refunded or applied to a future visit, less \$150 cancellation fee, for reservation space that we are able to re-book.

8. **MAXIMUM OCCUPANCY** – The maximum number of guests is limited to 8 persons, with no exceptions.
9. **MINIMUM STAY** – This property requires a two night minimum stay for winter, value, and summer nights. During the holiday periods a six night stay is required. Shorter stays are valid when property is reserved both before and after the visit.
10. **INCLUSIVE FEES** – The rates include one-time linen and towel setup, indoor parking for one vehicle, and full access to Club Solitude.
11. **TAXES** – Salt Lake County and local taxes of 13.6% will be charged to the room rate.
12. **NO DAILY MAID SERVICE** – While linens and bath towels are included, daily maid service is not included in the daily rate. Stays longer than 7 days will receive one maid service per week to change linens. Additional maid service at \$50 per visit can be purchased. We do not permit towels, blankets, or linens to be taken from the condominium. Club Solitude and Powderhorn Lodge provides towels for the pool, hot tub, and sauna.
13. **RATE CHANGES** – Rates are subject to change without notice.
14. **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.
15. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance to stay.
16. **PARKING** – The underground parking is limited to one vehicle. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines and towing fees are the sole responsibility of the vehicle owner.
17. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms or lack of snow. Mountain roads can be windy and steep, with closures due to weather. We do not refund due to road conditions.
18. This property is privately owned; the owners are not responsible for 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 harm arising from their use of the premise and of others whom they invite to use the premise.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____