

# STOWE RESORT HOMES

Stowe Resort Homes, LLC

## Resort Home Rules and Rental Contract

This contract is for a Stowe Resort Home located in Stowe, Vermont.

1. Check-In/Check-Out Times: Check in time is 4 P.M. EST and Check out is 10 A.M. EST.

Early Check-ins may be available, but you must choose the early check-in option at the time of booking to guarantee early arrival and late departure.

2. Smoking: This is a NON SMOKING home. Smoking inside the home is grounds for forfeiture of the security deposit and additional charges to the credit card on file for smoke/odor remediation.

3. Pets: This is a dog-friendly property only. We do not allow cats or any other animals in our homes. In a dog-friendly home, we allow up to two (2) well-behaved, Housebroken dogs (NO puppies) per reservation. Dogs Only –no other pets are permitted. There is an additional dog fee per dog for the duration of the stay. You must disclose the number of dogs, age, breed and weight of each dog and pay the fee prior to check in. All dog owners must bring a crate if leaving dog unattended in the home. Dogs are not allowed on the furniture or beds. If dog hair is found on furniture or beds, additional cleaning charges will apply. If your dog has an accident in the home, you are responsible for the cost of having the carpets professionally cleaned. All dogs are required to be current on flea and tick treatments prior to arrival. If fleas are found in the home after departure, the pet owner is responsible for the cost of full pest control treatment of the entire home, up to \$500. Dogs must be leashed at all times when outside, and owners must pick up after their pet and dispose of waste in the trash. If your dog is left unattended and barks/disturbs the neighbors, you must return to the home and either stay with or remove the dog. If we cannot reach you, we have the right to remove the dog and charge for pet sitting services. An additional signed dog guest agreement may be required.

4. Minimum Age Requirement: We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.

5. Guest Screening: By moving forward and booking this reservation you give permission to SafelyStay, Inc., to verify your identity, and check criminal databases in order to confirm your reservation. Complete terms regarding Safely's guest verification can be found at [www.safely.com/terms](http://www.safely.com/terms). You may receive an email from [Concierge@Safely.com](mailto:Concierge@Safely.com) to complete your screening. Please check your spam inbox for this email, and contact Safely at [Concierge@Safely.com](mailto:Concierge@Safely.com), or go to [www.Safely.com](http://www.Safely.com), if you have any questions.

6. Ski Equipment Storage: Please store your skis and snowboards inside the garage, ski closet or with ski valet. Skis and snowboards are not permitted inside the home. Please keep boots in the entryway/mudroom.

7. **Payment:** An advance deposit payment equal to 50% of the total reservation amount is due at booking with the signed rental agreement. The advance payment will be applied toward the resort home rent. The advance payment is not a damage deposit. The balance is due Thirty (30) days before your arrival date for non-holiday rentals, and sixty (60) days prior to arrival date for reservations during Holiday periods.
8. **Cancellation Policy:** Cancellations 30 or more days prior to arrival (60 or more days for Winter Holiday periods) are refundable less a 5% service fee to cover credit card processing fees. Cancellations between 15 and 30 days prior to arrival (30-60 days for holiday periods) will receive a 50% refund. No refunds will be issued within 14 days of arrival (30 or more days for Winter Holiday periods), under any circumstances unless property is re-rented. In the event Agent is able to re-rent the Property to another renter for the same or more rental payment as provided in this Agreement, provided however that Agent shall be under no obligation or expectation to do so, then Agent will return to the Renter all payments made by Renter, less the 5% service fee and any expenses incurred by Agent in re-renting the Property. Renter acknowledges and confirms that these remedies are reasonable liquidated damages for Renter's failure to carry out Renter's responsibilities under this Agreement. Credit card processing fees are non-refundable (5%)
9. **Monthly/Seasonal Reservation Cancellation Policy:** Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
10. **Maximum Occupancy:** The maximum number of guests is limited to the designated number of persons listed under maximum occupancy.
11. **Minimum Stay:** This home requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than two nights, the guest will be charged the two-night rate.
12. **Inclusive Fees:** Rates include a one-time linen-towel and bath amenity setup. Topnotch Resort access fees are not included in the rental rate. Lodge at Spruce Peak day pass fees for the gym/spa are not included in the rental rate.
13. **No Daily Housekeeping:** Linens and towels are included in the home, but daily maid service is not included in the rental rate. Housekeeping services are available for an additional charge and must be arranged prior to check in.
14. **Rate Changes:** Until secured by a signed contract, rates subject to change without notice.
15. **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.
16. **Written Exceptions:** Any exceptions to the above mentioned policies must be approved in writing in advance.
17. **Parking:** Vehicles are to be parked in designated spaces (such as driveways, garages, valet) as available for the property. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
18. **Fireplaces:** Most of our fireplaces are gas burning. For wood burning fireplaces, firewood is provided. If you need more firewood during your stay, please contact us.
19. **Storm Policy/Road Conditions:** No refunds will be given for storms. Roads are well maintained, and we do not refund due to road conditions.
20. **Travel Insurance:** We highly recommend you purchase travel insurance because life happens. If you wish to purchase travel insurance, please ask your reservation agent for details and how to purchase.
21. **Charging To Your Room for Topnotch Homes:** There is no charging of any kind to the room. If you plan on using the resort's restaurants, spa and tennis, you must pay for these items at the time of purchase.
22. **Indemnification:** Owner and Agent shall not be liable for any damage or injury of or to you, your family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and you hereby agree to indemnify, defend and hold Owner and Agent harmless from any and all claims or assertions of every kind and nature.

I agree that all rental monies are non-refundable per cancellation policy above.

I have read my rights to purchase travel insurance. Initials \_\_\_\_\_

By Signing Below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_