

**Rental Agreement
Silver Mill Condo #8194
Keystone, CO 80435**

This agreement is between _____ (“Renter” and responsible party for the duration) and Dan Linge (“Owner”) for the rental period ____ to _____ for 140 Ida Belle Drive #8194 Keystone, CO 80435 (Silver Mill Condominiums). Both Renter and Owner agree to all the terms and conditions of this agreement stated below:

- Total rental amount for ___ nights is: _____ (which includes cleaning fee & applicable security deposit, if required).
- Owner accepts Personal Checks, Zelle, Venmo (@darlinge) and Credit Cards (3% processing fee) are accepted.
- Check in time is 4:30 P.M. unless specified otherwise by Owner.
- Check out time is 10:00 A.M. unless specified otherwise by Owner. Late check outs are subject to an additional fee.
- Total security deposit is \$500, unless waived for return guests _____. This deposit is refundable upon a final walk through of the condo after the Renter’s stay. If there is any damage or missing items, the costs to repair or replace these items will be deducted from the deposit. Owner is also authorized to utilize the security deposit as compensation, in whole or part, for any suspension of a Ski Pass, as provided below.
- There is a required \$500 “holding fee” due at signing that is applied to the balance of the total rental amount.
- The use of Owner’s 6 (six) Lifetime Transferable Ski Passes are included with this rental for the duration specified below. Upon the Renter’s arrival, the Renter will access a safe to receive the passes using a code that the Owner provides. Upon the Renter’s departure, the passes will be placed back into the safe using the same code and locked. If any person of the rental party loses a Pass, the Renter will be charged \$100 to replace the Pass by the Owner. The Owner is not responsible for any days of skiing missed as a consequence of a lost Pass, a voided Pass by Keystone for any infraction, or for any lift tickets purchased in lieu of a lost Pass. If Renter does not return a Pass by the agreed upon time below, the Owner has the right to charge the Renter up to the cost of a full day lift ticket for each day or part thereof until the Pass is returned or reported lost. If a Pass is lost, the Renter is to report it immediately to the Owner. If, for any reason, any Pass is suspended by Keystone ski patrol for any duration due to the conduct of any person of the rental party (i.e. skiing/boarding out of bounds or any other reason deemed sufficient by Keystone ski patrol) the Renter is financially responsible to the Owner for future guests Ski Pass(es) for the duration that the Pass is suspended, in the amount of the retail price of a one-day pass times the number of days of suspension.
- NOTE: Keystone and Vail Summit Resorts, Inc. allows and permits the Passes to be used in connection with this rental, however, leasing or rental of any of the Passes by Renter for cash or other valuable consideration is strictly prohibited.
- 6 Lifetime Daily Transferable Ski Passes to be obtained from the safe after check-in (or 4:30 P.M at the earliest).
- 6 Lifetime Daily Transferable Ski Passes to be returned to the safe by the check-out time.
- A \$500 refundable deposit is required to hold a reservation by the Owner. Any remaining balance of the rental amount and the security deposit are due 90 days or sooner before the first night’s stay. If for some reason, the Renter cancels within 2 months of the first night’s stay, the rental amount remains due and is not refundable. If, however, the Owner is successful in re-renting to another party for part or all of the rental period, the rental amount minus the \$500 deposit and minus any difference in rental and re-rental amounts will be refunded to the Renter.
- There is no charge for taxes or resort fees.
- Renter is responsible for move out cleaning charge of \$250 that is paid in advance.
- Towels, linens, shampoo, conditioner, detergent and soap will be provided by Owner.
- Renter may opt for daily cleaning. This is at the expense of the Renter.
- Renter agrees to NEVER dump any grease down the kitchen drain. Dump in trash can only. If damage occurs due to negligence of the renter it is the renter’s responsibility to pay for any damage incurred. Owner reserves the right to adjust future reservation rates (booked one year in advance or more) to account for inflation.
- This rental agreement shall be governed by California law, and Renter agrees to submit to the jurisdiction of the California Superior Court, Orange County, should any legal action arise from the agreement.

Renter

Date

Owner
Dan Linge
31755 Coast Hwy #201
Laguna Beach, CA 92651
(858) 449-9777
dan@misterkeystone.com

Date