

DOLOMITE ASPEN LUXURY CONDOMINIUM RENTAL
650 South Monarch Drive Unit #10, Aspen Colorado 81611

Rental Agreement

This Luxury Rental Agreement is hereby entered into and between _____ (RENTER) and Aspen Rentals (OWNER/Agent) effective this _____ day of _____, 20__.

1. CHECK-IN TIME IS 4 PM. CST AND CHECK-OUT IS 10 A.M. MST.

Owner hereby leases to resident, and resident hereby leases from the owner, the premises known as Dolomite Town House, Unit #10, 650 South Monarch Street, State of Colorado, subject to the terms and provisions hereof, for the term beginning on 2009 and ending on 2009.

2. This is a NON SMOKING unit

3. Pets are not permitted in rental units under any conditions.

4. SECURITY DEPOSIT: A security deposit equivalent to 25% of the rent as a damage deposit is required 30 days prior arrival. The damage deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No pets have been allowed in the premises and have soiled any part of the property
- No physical damage has been done by guests to any portion of the property.

RENT PAYABLE/DEPOSITS RENTER agrees to pay to owner for time stayed at the above listed luxury vacation rental. The Rent is payable with a non-refundable deposit of 50% at the time of signing of this agreement, and the balance is due (30) days prior to your arrival. These rates are based on the time that you selected on the reservation order form you placed on line at www.RentalAspen.com and at the end of this rental agreement. Rent is payable by wire, by credit card or by check, by check only for the first deposit and if 90 days prior arrival.

CANCELLATIONS – A minimum sixty (60) day notice is required for cancellation, please. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the reservation deposit.

MAXIMUM OCCUPANCY – The maximum number of guests per condominium is limited to ten (10) persons. THIS PROPERTY REQUIRES A SEVEN (7) DAY MINIMUM STAY.

UTILITIES – Owner shall pay for electricity, gas, water, sewer, garbage, cable TV, master TV antenna. Resident shall pay for all other utilities and related deposits and for all charges on resident's utility bills including long distance charges.

EQUIPMENT – The premises are equipped with kitchen, dishwasher, washing machine, linens, towels, and color TV, washer/dryer, telephone, stereo, microwave, pc/printer/fax and high speed wireless internet.

ACCESS – RENTER shall allow owner access at reasonable times to the apartment for the purpose of inspection, or to show the apartment to prospective residents of the or to any other person having a legitimate interest therein, or make necessary repair or improvements. Resident agrees that in case of owner may enter the apartment without consent of resident.

OWNER'S LIABILITY – OWNER and RENTER further agree that owner will not be liable for any damages or losses to person or property caused by other residents, or person, theft, burglary, assault, vandalism, or other crimes. OWNER shall not be liable for personal injury or for damage to or loss of resident's personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leaks, rain, hail, ice, snow, smoke, explosions, interruption of utilities, or acts of God. Resident hereby undertakes to indemnify, defend and hold harmless Arne Fronsdal (OWNER), his heirs, representatives, successors and assigns, from and against any and all loss, damage, claims, suits or actions at law, judgments and costs, including attorneys' fees reasonably incurred, which may arise or grow out of any injury to persons or damage to property caused by, arising from or in any manner connected with RENTER's occupancy of the premises

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the RENTER will not be permitted to check-in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____

Your Printed Name: _____

Address: _____

City: _____ State _____ Province (if applicable) _____

Country: _____ Postal Code: _____

Phone: _____ Mobile: _____

Credit Card information (for deposit, rental reservation)

Name on Card as it appears: _____

Card # _____ Exp Date (00/20XX) _____

Last 3 numbers on back of card _____

Card Used: (circle one) VISA MASTERCARD DISCOVER

Billing Credit Card Statement Address

Address: _____

City: _____ State _____ Zip _____

Please FAX this agreement when signed to: 888-635-1217

Your Credit Card will be charged 50% for the time you select below as a DEPOSIT. The balance of your stay will be charged 30 days prior to your arrival.

Dolomite Town House (Aspen) <i>Features 5 Bedrooms. Can Sleep 10.</i>		Crested Butte Shangri-La <i>Features 5 Bedrooms. Can Sleep 10.</i>	
Jan. 04 – 31	\$6,500	Jan. 04 – 31	\$7,500
Feb. 01 – 28 (29)	\$7,500	Feb. 01 – 28 (29)	\$7,500
March 01 – 31	\$8,500	March 01 – 31	\$7,500
April 01 – 14	\$7,500	April 01 – 14	\$7,500
April 14 – June 15	\$5,500	April 14 – June 15	\$6,500
June 15 – Sept. 05	\$6,000	June 15 – Sept. 05	\$7,500
Sept. 5 – Dec. 15	\$5,500	Sept. 5 – Dec. 15	\$6,500
Dec. 15 – 20	\$6,500	Dec. 15 – 20	\$7,500
Dec 20 – 27	\$9,500	Dec 20 – 27	\$9,500
Dec. 27 – Jan. 04	\$17,500	Dec. 27 – Jan. 04	\$15,000
BEST SAVINGS ON OFF SEASON STAYS <i>Enjoy 30 days at Aspen Dolomite at Special Savings</i>		BEST SAVINGS ON OFF SEASON STAYS <i>Enjoy 30 days at Aspen Dolomite at Special Savings</i>	
<p style="text-align: center;">April 15th – June 15 September 5th – December 15th \$12,000 (for 30 day stay)</p>		<p style="text-align: center;">April 15th – June 15 September 5th – December 15th \$12,000 (for 30 day stay)</p>	
<i>Maid/House Cleaning Service Available. \$35/hr</i>		<i>Maid/House Cleaning Service Available. \$35/hr</i>	

Total Number of People in your party / reservation: _____ How Many Children: _____

Desired Date(s) for your stay

Arrive / Check In Month: _____ Day: _____ Year: _____

Departure / Check Out Month: _____ Day: _____ Year: _____

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