

## **Bryant Street Flat—RENTAL RULES AND REGULATIONS**

3227 Bryant Street, Third Floor; Denver, CO 80211

1. **CHECK-OUT TIME** is 11:30 A.M. MST.
2. This is a **NON-SMOKING** property. If renters or guests smoke in the flat or on the property, the damage deposit will not be returned and the renter will be evicted.
3. **PETS** are not permitted in the flat under any conditions.
4. **DAMAGE DEPOSIT**—A damage deposit of \$150 is required. This must be received within seven (7) days of booking the reservation, along with the reservation deposit. The deposit is NOT applied toward rent; however, it is fully refundable within fourteen (14) days of departure, provided the following provisions are met:
  - a. No damage is done to the flat 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. All debris, rubbish and discards are placed in the dumpster, and soiled dishes are placed in the dishwasher and cleaned.
  - d. All keys are left on the kitchen table and flat is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. No late check-out without prior approval.
  - h. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
5. **RESERVATION DEPOSIT and PAYMENT**—A reservation deposit of 50 percent of the total bill is required. This must be received within seven (7) days of booking the reservation, along with the damage deposit. The BALANCE OF RENT is due seven (7) days before arrival. Please make payments in the form of traveler's checks, bank money orders, cashiers checks, personal checks or through PayPal payable to David Gerbig.
6. **CANCELLATIONS**—A forty-five (45) day notice is required for cancellation. Cancellations that are made more than forty-five (45) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within forty-five (45) days of the arrival date, forfeit the full reservation deposit and damage deposit. Early departure does not warrant any refund of rent or deposit.
7. **MAXIMUM OCCUPANCY**—The maximum number of guests in the flat is limited to four (4) persons.
8. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY**—If a rental is taken for less than three days, the guest will be charged the three-night rate.
9. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup.
10. **NO DAILY MAID SERVICE**—While linens and bath towels are included in the flat, daily maid service is not included in the rental rate. Maid service is available at an additional rate and must be requested prior to arrival. We do not permit towels or linens to be taken from the units.
11. **RATE CHANGES**—Rates subject to change without notice.
12. **FALSIFIED RESERVATIONS**—Any reservation obtained under false pretense will be subject to forfeiture of damage deposit, reservation deposit and/or rental payment and the party will not be permitted to check-in.
13. **WRITTEN EXCEPTIONS**—Any exceptions to the above mentioned policies must be approved in writing in advance.

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

**Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_