

Contract for renting InVision Wellness Center

Date:

Thank you for choosing InVision Wellness Center for your vacation. I hope that you have a pleasant stay. The home is located at 94 Cedar Lane West, Ridgway, CO 81432. Phone #970-216-4667.

Your confirmation is as follows:

Check-in date: _____ after 2pm MDT (No early check-in please)
Check-out date: _____ by 11 am MDT

Number of people in party:

After I receive your \$250 deposit, your bill is as follows:

Total bill \$_____ (rental rate) / includes (cleaning fee) + \$_____ (7.25% Tax)

1st payment of \$_____ due _____2009 (___ days prior)
2nd payment of \$_____ due _____2009 (___ days prior)

As soon as I receive your final payment, I will send/call the lock box/key instructions.

Please sign and return 1 copy of this confirmation, and 1 copy of the rules. You may email this document to me @ kent@invisionwellness.com or fax it to 970.626.3317, or by mail to: 94 Cedar Lane west, Ridgway, CO 81432.

Thanks! Have a great Vacation!

Signature _____ date _____

Kent Tompkins, Owner, InVision Wellness, LLC

RENTAL RULES AND REGULATIONS (*InVision Wellness Center*)

InVision Wellness Center

94 Cedar Lane West / Ridgway, CO 81432, Phone #970-216-4667

1. **CHECK-IN TIME** IS AFTER 2 P.M. MDT AND **CHECK-OUT** IS 11 A.M. MDT. NO Early Check-ins.
2. This is a **NON SMOKING** unit.
3. **Pets** are not permitted in rental units under any conditions.
4. I will not rent to vacationing students or singles under 23 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT**- A damage/reservation deposit of \$250 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met.
 - a. No damage is done to unit 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 garage trash can(s), and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are left on the kitchen table and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. NO Early check-in or late check-out.
 - h. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
1. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 45 days before arrival. The advance payment will be applied toward the home rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to InVision Wellness. Credit Card payments are also accepted via papal account kent@invisionwellness.com, or via <http://invisionwellness.com/artscenter> PayPal menu at the bottom of the website page. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.
2. **CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within thirty (30) days of the arrival date, forfeit the full advance payment, unless otherwise arranged in writing. Cancellation or early departure within (7) days does not warrant any refund of rent or deposit unless otherwise arranged in writing.
3. **MONTHLY RESERVATION CANCELLATIONS** - 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.
4. **MAXIMUM OCCUPANCY**- The maximum number of guests InVision Wellness Center is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to the six (6) will be assessed. **Camping** is permitted on the property. Renters are responsible for providing their own tents and camping gear unless otherwise requested.

THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY, unless otherwise arranged in writing.

5. Longer **minimum stays** may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate, unless otherwise arranged in writing.

6. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

7. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring extra towels if the guest list exceeds six (6) persons. We do not permit towels or linens to be taken from the unit.

8. **RATE CHANGES** - Rates subject to change without notice, yet will be posted on VRBO and invisionwellness sites. The price you were quoted will be the price you pay.

9. **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.

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

11. **PARKING** - InVision Wellness Center has allowable parking for 7 vehicles maximum. Carpooling is advised from Ridgway. There is available parking for an RV and/or trailer.

12. **SNOW STORM POLICY** - No refunds will be given unless:

a. The National Weather Service issues a NO TRAVEL advisory. The NWS alerts can be heard at 99.5 FM. Please be aware that the paved road from Ridgway up to Log Hill Village where InVision Wellness Center is located becomes snow packed in the winter months. The County road crew blades and sands the road. However, adequate snow tires are highly recommended from October through April.

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

Renter Signature: _____

Date _____