

## **PARSHALL PLACE**

## **RENTAL AGREEMENT**

Parshall Place is located at 301 Main Street (aka 301 Co Rd 309); Parshall, CO; 80468  
Phone 970-725-3220.

**Mailing address: PARSHALL PLACE; 7957 County Rd 3; Parshall, CO 80468**

1. **CHECK-IN TIME IS AFTER 3 P.M. MST AND CHECK OUT IS 11:00 AM MST.**
2. **This is a NON SMOKING home.**
3. **PAYMENT** – Rent will be due upon arrival. Please make payments in the form of cash, traveler's checks, bank money orders (payable to Parshall Place) or credit card (Visa or Master Charge).
4. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of **\$150** is required. The deposit automatically converts to a security/damage deposit upon arrival. The tenant is responsible for the care of the premises, appliances and furnishings and for any and all damage by negligent or wrongful acts caused by the Tenant or Tenant's guest(s). Tenant agrees that Joseph or Denise DuLac may deduct charges for any damages as well as any excess cleaning fees. The security deposit is NOT applied toward rent; however, it is fully refundable within (21) days of departure, provided the following provisions are met. (If there is a claim for damages you will be advised of such by Registered Mail).
  - a. No damage is done to the Parshall Place 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 refuse containers outside and soiled dishes are washed and placed in the drying rack.
  - d. All sheets will be left on the beds and towels in the bathrooms.
  - e. No linens are lost or damaged
5. **CANCELLATIONS:** Early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately.
6. **CLEANING FEE** – Rates include a one-time linen-towel setup. It is your responsibility to maintain the home in a neat and clean condition throughout your stay. Some cleaning supplies are left in the home for your use. However, if they run out, it is your responsibility to replace whatever you need for the balance of your stay. Laundry facilities are provided for your convenience. You will be charged extra for leaving excessive dirty laundry (more than one set of linens per bed). If unusual cleaning is necessary, there will be an additional charge deducted from the security deposit; copies of all charges will be furnished with your refund of remaining moneys on deposit.
7. **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.

INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

8. **KEYS:** A code box on the back door will be your entry into the house and code will be provided upon completion of lease.
9. **MAID SERVICE** – While linens and bath towels are included in the home, daily maid service is not included in the rental rate however, is available at an additional rate. We do not permit towels or linens to be taken from the home
10. **OCCUPANCY (MAXIMUM)** - The maximum number of guests for the Parshall Place is limited to six (6) persons.
11. **PARKING** – Parking is limited to three (3) vehicles. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
12. **PETS: (NOT AVAILABLE AT THIS TIME)** - are permitted outdoors only, to be kept in the outside temporary pen with prior approval. Pet owners are responsible for cleaning up of any/all pet refuse. All pets must be up to date on rabies vaccinations and all other vaccinations. Any damage incurred from the pet will be deducted from the damage deposit. All items above are the sole responsibility of the pet owner. The owners of Parshall Place assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
13. **PHONE SERVICE:** Cell phones work well. House phone is available for local calls.
14. **RATES:** Tenant acknowledges that rates are not guaranteed, unless secured by a completed lease.
15. **RENTAL RESTRICTIONS** - The Parshall Place is in a well established neighborhood. Tenants shall not disturb neighbors with loud noise or music, or unlawful, unsafe or pollution causing behavior. Should Tenant allow or participate in such behavior, Tenant will be evicted and forfeit the remainder of the rental fees and the security deposit. In addition, please observe the speed limit on Main Street as you may encounter an occasional horseback rider, walker or bicycle rider.
16. **RIGHT OF ENTRY:** Owners of Parshall Place or employees shall have the right to enter the property at reasonable hours for the purpose of making repairs or inspections.
17. **STORM POLICY/ROAD CONDITIONS:** No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we do not refund due to road conditions. If roads are closed due to severe weather, exceptions will be considered on an individual basis.
18. **TRAVEL INSURANCE:** We highly recommend you purchase travel insurance.
19. **WATER** - Tap water is safe to drink although the taste and odor may not be appealing. Drinking water is provided by a 5 gallon cooler. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clogs the septic system, you could be charged damages of up to two hundred dollars (\$200).

INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

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

21. **DEFAULT OF TENANT:** This agreement imposes an obligation of good faith in its performance and enforcement. Tenant understands that upon violation of any conditions, agreements, restrictions, covenants, and obligations of the Rental Agreement, owners of Parshall Place may terminate this Rental Agreement and enter the property by force or by statutory proceedings, in which case any and all monies paid by the Tenant to owners of Parshall Place shall be forfeited by the tenant as liquidated damages in addition to, but not in lieu of, any other right or remedy available under law.

22. **LIABILITY AND DAMAGE:** Tenant shall indemnify and hold the owners of the Parshall Place free and harmless from any and all liability, claims loss, damage or expenses arising by reason of any injury, death or property damage sustained by any person including Tenant or and Agent or Employee of Tenant where such injury, death or property damage is caused by a negligent or intentional act of Tenant or any guest of Tenant.

The undersigned acknowledges that he/she has read and agrees to all terms and conditions contained herein.

X \_\_\_\_\_ DATE \_\_\_\_\_  
Tenant's Signature

X \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Parshall Place Signature

**Upon departure, please leave sheets on the bed and towels in bathrooms. Please take out all trash and dispose in bin near the shop. Make sure lights & appliances are off. Please wash dishes.**

**GUEST INFORMATION:**

NAMES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PRESENT ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

VEHICLE LICENSE # & STATE \_\_\_\_\_

NUMBER OF VEHICLES BEING BROUGHT: \_\_\_\_\_

EXTRAS (TRAILERS, BOATS, ETC) \_\_\_\_\_

LIST NAMES OF ALL PERSONS WHO WILL BE STAYING AT THE PARSHALL PLACE.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

<b>ARRIVAL DATE:</b> _____	<b>DEPARTURE DATE:</b> _____
Check in is after 3pm	Check out is at 11am
Total rent for the above period	\$ _____
Tax 5.7% (CO state tax, County tax & Lodging tax)	\$ _____
Cleaning (included in rent – if extra desired during stay, \$50)	\$ _____
Security/Damage/Reservation Deposit	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>
Reservation Deposit \$ _____	Date Paid _____
<b>CREDIT CARD # / EXPIRATION DATE / THREE DIGIT SECURITY CODE ON BACK</b>	
_____	
Contract Balance \$ _____	Must be paid by: _____
Notes: _____	

INITIALS \_\_\_\_\_ DATE \_\_\_\_\_