

Epic Getaways and Retreats, LLC
Rental Agreement – Condo Unit
Info@myepicgetaways.com
435-799-4645

Terms of Rental Agreement – General

Check in/Check out: The Guest staying at the rental property (guests) understand and agree that check in time is 3:00 PM at the Onsite Office at the Resort. Check out is no later than 11:00AM. Exceptions to this will be granted if possible on a case by case basis. **An additional night stay will be charged for unauthorized late check outs. Additionally, no refunds will be given for early departure or shortening of stay.**

Minimum age requirement: Guest listed above must be a minimum of 21 years of age

Use of premises: Guests understand and are entirely responsible for any property damage, accidental injury to any person(s) or loss of any kind sustained by any person staying at Facility. Guest will be present during check in on location and shall inspect with Sunrise representative the property. During check in process, Guest will be instructed on use of all appliances, electronics and all on site personal property. **No Smoking or pets allowed on premises**

Damage/Theft: Guests agree to leave the premises as it was found, in a generally clean, undamaged condition. Guest shall be responsible for all damages whether intentional or not and caused by any member of the party staying or visiting the Facility. **The credit card on file is authorized for charge of any/all damages or theft occurring during the scheduled stay.** Guest authorizes Resort and its management to charge any expenses related to theft or damage, cleaning of Facility beyond normal wear and tear

Facility Supplies: Supplies: Hand and bathing soap; dish and dishwasher detergent; toilet paper; trash bags; paper towels. Cooking spices included: salt and pepper. Kitchen appliances and utensils: Refrigerator with freezer, oven with cooktop, dishes; cooking and eating utensils; microwave; coffee pot; and basic cooking and service kitchen wares. This list is meant to inform Guest of amenities. It is not fully inclusive and may change at any time. Facility comes with linens and towels for stated capacity. Inventory is taken by cleaning crew after each guest stay. Any missing items will be charged to guest. **No daily maid service is provided.**

Terms of Rental Agreement – Deposit/Damage/Cancellation policies

Forward Reservation Price Adjustments: If any taxing entity changes their required sales and lodging type taxes after the initial reservation was completed, the change will be reflected in the final amount due from the Guest at time of check in

Payment: A deposit of 50% of total balance is due at time of reservation. The remaining 50% is due upon check in

Security and Damage Deposit: Guest agrees to leave a credit card on file at time of booking as a security deposit for any cancellations or damages to the property or its contents during their stay. Guest agrees the credit card on file may be used to pay for any cancellation fees or damages caused by guests or visitors of guests to the rental property, its furnishings and equipment or any items missing from the rental Facility during their stay.

Cancellation policy: A grace period of 5 days from time of reservation is granted with a 6% cancellation fee. From 6th day after reservation until 90 days prior to check in date, a cancellation fee of 20% of the total rental will be charged if

cancelled. If cancellation takes place less than 90 days before check in date and the property is not re rented for the cancellation period, then the entire deposit shall be forfeited. If the unit is re rented, the deposit less the 20% cancellation fee, will be refunded. Cancellations less than 14 days will be charged the full rental amount.

Change policy: Any request in change of reservation will be reviewed and accommodated if possible. If not possible, and Guest chooses to depart early, Guest will be responsible for full amount of rental.

Terms of Rental Agreement – Check out procedures

Garbage Removal: Please remove any excessive garbage from facility to the provided Garbage dumpsters on site.

General clean up: Please clean up liquid spills, pick up trash, etc...Please report any damages immediately to management.

Pool Key/TV Remotes: If pool key is lost, Guest will pay a \$25.00 replacement fee. If TV remote is lost or removed, Guest will pay a \$50 replacement fee.