

Sleepy Hollow Cabin

LEASE AGREEMENT

Please sign and date this form as soon as possible and return by email to
sleepyhollowcabincolorado@gmail.com

Reservation is secured upon receipt of lease agreement.

This lease is between Sleepy Hollow Cabin LLC, and

(Please print name and address of Lessee) _____

It is agreed that this lease of Sleepy Hollow Cabin will be for the period from arrival on (Month/Day/Year) _____ and departure on (Month/Day/Year) _____.

Arrival time is 4:00 PM (Mountain Time) or later, unless specifically agreed to by the owner. Please inform everyone in your party that they may not check in early, as the caretaker needs that time to do a thorough job to ensure a clean cabin for your stay. **Departure time is no later than 10:00 AM (Mountain Time)** unless specifically agreed to by the owner. Late check outs are subject to an additional charge of \$25 per hour or portion of an hour after 10 AM.

The Lessee must be at least 25 years of age, and will be present for the term of this agreement.

One month prior to your arrival the following are due:

1. **Balance** of rental amount is due in full at least 30 days prior to arrival, payable by credit card of record.
2. **Security deposit** in the amount of \$300. It is agreed that Sleepy Hollow Cabin will hold Lessee's credit card of record for damage/excessive cleaning deposit. If any damage or excessive cleaning occurs during your stay Sleepy Hollow Cabin will try to notify you of the amount. If notification is not possible at the time, your credit card will be charged the cost of damage or excessive cleaning. The credit card statement will show the charge from Sleepy Hollow Cabin LLC.

Upon receipt of balance owed and lease agreement, two documents will be emailed to you, one week prior to your stay: "Important Information for Your Stay at Sleepy Hollow," and directions to the cabin with door code.

Cancellation:

Please notify owner as soon as possible in the event of a cancellation. Travelers who cancel at least 30 days before check-in will get back 100% of the amount they've paid, minus handling fee. If cancelled between 14 and 30 days before check-in, a 50% refund will be issued. Otherwise, no refund will be issued. No refunds will be issued due to weather conditions. All cancellations are subject to a \$200 handling fee.

I understand Sleepy Hollow Cabin is located in a semi-remote area with steep banks going to the river and a foot bridge over the river. In winter months and snow it is accessible by four wheel drive.

I agree to be responsible for my guests and myself while on the premises, plus release Sleepy Hollow Cabin and "hold them harmless" of any liability during my stay. I agree to maintain the property in the same condition in which it was found. My guest(s) and I will treat the property with respect and leave the cabin in the condition as instructed for departure, which includes the following:

1. Wash dishes; empty dishwasher and place dishes in cupboards.
2. Make sure stove, oven, coffee pot and small appliances are turned off.
3. Set all thermostats as directed on main level and lower level.
4. Lock all windows and doors (including dead bolts).
5. Leave all used beds unmade.

RESTRICTIONS: NO PETS, NO SMOKING (cigarettes, marijuana, vape, etc.), NO CARVING OR CUTTING TREES, AND NO OUTDOOR FIRES OR YOU WILL FORFEIT YOUR SECURITY DEPOSIT.

By signing below, the Lessee agrees to all of the above terms.

Signature of Lessee

Date