

Pleasant Valley Rental Agreement

Please sign, date and return this rental agreement in order to secure your reservation. If using a credit card, you may fax, email, or mail this signed agreement back. If using a check, you can mail it back with your check. Your signature on this agreement or your signature upon your registration form, taking possession of a campsite or cabin after receipt of this agreement, or payment of money is evidence of our acceptance of the agreement and your intent to use these facilities for a vacation rental.

Fees and prepaid deposits: Reservations require at least a one day deposit made by credit card or check to guarantee your reservation. Your check or credit card along with this signed agreement must be received before the campsite or cabin will be secured for your reservation. All deposits are non-refundable.

Cancellation policy and refunds: We know that plans can go astray. However, we rely primarily on advance reservations and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: all deposits are non-refundable. All cancellations must be made at least 2 weeks in advance or you will be charged the additional balance due.

Your rental of a camp site or cabin will be your agreement to comply with the rules of Pleasant Valley Cabins & Campground. Failure to comply will result in your removal from the property. Please remember you are on private property. Management reserves the right to refuse service to anyone and remove anyone for any reason without refund.

Pleasant Valley Security Deposit: Prior to your arrival, a credit card number must be given to keep on file for a security deposit. This is to protect us from possible damages to our property. Security charges will only be applied to your credit card if necessary. Guests are financially responsible for all damages and additional cleaning fees if necessary. Should our managers find your cabin or campsite in an unacceptable condition upon your departure your security deposit will be used for extra cleaning, damage repairs, replacement of missing or damaged contents, expenses resulting from agreement violations such as smoking in the rooms, etc. **There is no smoking of any kind allowed in cabins.**

Check-In Procedures: Upon arrival you will come to the office and register. At this time you will verify the number in your party. For verification of your identity, we will ask you to provide us a copy of your driver's license and your credit card and CCV number with name and billing address. Office hours vary depending on the season. **If you will not be checking in until after 6:30 p.m., you must notify the office before arrival.**

The renter agrees that he/she will not claim any charge backs or credits from his/her credit card company for any fees charged to his/her credit card, including but not limited to deposit, rental, or additional damage or security deposit fees.

No refunds due to weather, change of plans, or early departures. All guests are financially responsible for the entire booking once your reservation has been made.

Pleasant Valley Policies: We cater to families and strive to provide a great family mountain vacation rental experience. Renters agree to abide by Pleasant Valley rules. Rules are posted at the kiosk at the campground entrance or you may receive a copy upon request. **Any discharging of firearms of any kind on the property is grounds for instant removal from the resort and a visit with the Montrose County sheriff's department and/or the Colorado Department of Parks and Wildlife.**

Maximum Occupancy: The number of persons and/or pets occupying any cabin or campsite shall not exceed the number stated on your reservation. If additional persons or pets are added after your

reservation is secured, you **MUST** inform us upon arrival and charges will be added as necessary, or another cabin or campsite will be added or exchanged, if available and required for occupancy limits. Campers may be subject to cancellation penalties if numbers exceed confirmed occupants listed.

Visitors: **Pleasant Valley has a strict policy of no day visitors allowed** for our campsites or cabins unless you have received prior approval at least 24 hours in advance of your reservation. All pre-approved visitors must register at the office with current ID. There is a \$2.00 per day fee per person for all visitors over the age of 3 years old and a fee of \$2.00 per pet for visitors' pets. All visitors must leave the resort by 9:30pm. Resort quiet hour is at 10:00 p.m. This means no loud noises, including laughter, barking dogs, etc. after 10:00 p.m. All music must be completely turned off. Alcohol is allowed with moderation only and must be kept in your site. We are a family oriented, peaceful resort, catering to those that want an enjoyable vacation experience.

Phones: We are located in the mountains and your cell phone will not work at our resort. There is a phone available at the store for limited use, and a pay phone located at the Cimarron visitor center.

Pets: We are a pet friendly resort and we do allow pets in our resort. There is a \$10 per pet fee for pets in cabins. Please keep your pet on a leash at all times and **clean up after them**. Do not leave pets unattended at any time in our cabins or outside. Pets are not allowed inside the office, store, bathrooms or laundry/shower house. **Aggressive pets are not welcome. There is a \$10 fee for not cleaning up after your dog(s).**

Check-In and Check-Out times: Cabin check-in is 3:00 p.m. and check-out is 11:00 a.m. Campsite check-in is after 11:00 a.m. An additional night's stay will be charged for late check-outs.

Check-out Procedures: Upon departure, guests are required to leave cabins and campsites in the same general condition as they were upon arrival. Please return all furniture, including picnic tables, to their original locations. Cabin guests should return all keys to store and notify us upon their departure.

This property is privately owned. The renter accepts renting privileges with the understanding the he/she does hereby release Pleasant Valley, its officers and employees of all liability for loss or damage to property and injury against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered renters arising out of the use of the resort facilities.

PLEASE RETURN THIS PAGE

I acknowledge and confirm that I have read and agree to all conditions on this rental agreement.

Name: _____

Address: _____

Phone Number: _____

Signature: _____

Dated: _____

Drivers License (Number and State or Country): _____

Credit Card #, Expiration Date, Security code from reverse, name on card:

Reservation Information

Campsite/Cabin #(s) :

Arrival Date:

(Cabin Check In Time 3:00PM)

Departure Date:

(Cabin Check Out Time 11:00AM)

Number of guests: Adults:

Children:

Number of Pets:

Number of Beds:

Please Select one:

- _____ 1. Check Enclosed for total amount due
- _____ 2. Check enclosed for 1 day deposit with balance to be paid upon arrival
- _____ 3. Charge my credit card for 1 day deposit with balance to be paid upon arrival
- _____ 4. Charge my credit card for the total amount due
- _____ 5. Other

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