SHORT-TERM RESIDENTIAL LEASE AGREEMENT

Owner: _Brooke wells

Guest: Tenant renting the unit and all guests attached to reservation

Properties
3020 Village Drive, Apt. 114
Steamboat Springs, Colorado 80487
Meadowlark Oasis
833 Spring Hill Rd.
Steamboat Springs, CO 80487
Spring Hill Oasis

1. Lease Term
The rental term begins during check-in
Check-in: 3pm
Check-out: 10am
Guests on the reservation agree to enter and vacate the property by the designated check-out time unless the parties agree otherwise.

2. Payment Schedule
Everything will be paid through the website using venmo the day the reservation is booked.
The guest must pay the entire amount of their stay during booking.

3. Occupancy
Maximum occupancy:
6 persons Meadowlark
2 persons Spring Hill

4. Approved occupants: All guests must be approved by the owner of the property. No additional guests are allowed without notice.

5. Pets
The property is pet-friendly.
Guests may have pets at the Property, subject to applicable condominium/HOA rules and any applicable laws.
Guest is responsible for keeping pets under control and for any damage, excessive cleaning, odors, stains, or other loss caused by guests pet(s), to the extent permitted by law. Owner may add an additional cleaning fee at the end of the stay due to any stains or pet odor detected.
Guests shall not allow pets to create a nuisance or disturbance for neighbors or other residents.
Pets are not allowed on any bedding or furniture of the owners.
Dog beds and blankets and required for the pets by the tenant.
There is a pet fee per dog per stay. $75 per pet
A maximum of 2 pets with notice can stay.

6. Smoking
Smoking and vaping are not permitted inside the Property.
All guests must comply with all applicable building, condominium, and HOA rules concerning smoking.

7. Parties, Events, and Noise
Parties, events, or large gatherings are not permitted without the owner's prior written consent.
Guests shall respect neighbors and other residents and comply with applicable quiet-hour and noise Requirements. Quiet time is after 10pm.

8. Property Condition and Damage
Guests agree to maintain the Property in a clean and reasonably good condition.
Guests shall promptly notify the owner of any damage, leak, malfunction, or maintenance issue.
Guest is responsible for damage caused by all guests, or guests pets beyond ordinary wear and tear, to the extent permitted by law.
Any furniture or appliance that is damaged during the guest lease shall be replaced by the guest beyond ordinary wear and tear.

9. Personal Injury and Assumption of Responsibility
Guest acknowledges that occupancy and use of the Property may involve inherent risks, including risks associated with stairs, floors, furniture, appliances, balconies, outdoor areas, weather conditions, pets, and other features of the Property.
To the extent permitted by Colorado law, guest assumes responsibility for injuries, losses, or damages arising from guests own acts, omissions, negligence, or misuse of the Property.
The guest is responsible for ensuring that all guests use the Property safely and appropriately.

10. Parking

Parking is: Included
There are 2 parking spaces available for tenants
2 parking passes will be given at the beginning of the stay and will be returned when the stay has ended by the tenant.
Guests agree to comply with all applicable parking and building rules.
Any parking passes taken or missing will have a fee of $25 per parking pass, per the guest on the reservation.

11. Access Devices
Guests will receive access codes, and parking passes to the property in which they will not give out to others not included in the reservation.
Guest shall return all access devices at the end of the rental term and shall not duplicate keys or access devices without owner's permission.

12. Condominium and HOA Rules
Guest agrees to comply with all condominium, HOA, building, parking, community, and property rules applicable to the Property.
Guest acknowledges that violation of applicable rules may constitute a violation of this Agreement.

13. Subletting
Guest shall not sublet the Property, assign this Agreement, or allow another person to take over the stay without the owner's prior written consent.

14. Cancellation Policy
The parties agree to the following cancellation policy:
We have a strict cancellation policy.
If the guest terminates the reservation after 24 hours from the booking date, there will be no refund for the reservation.
Any cancellation or refund provision is subject to applicable law.

15. Early Termination
If a guest chooses to leave the Property before the stay is over there will be no refund for the guest.
No early termination shall automatically entitle guest to a refund unless agreed to in writing or otherwise required by law.

16. Owner Entry
Owner may enter the Property when permitted by applicable law, including for emergencies, necessary repairs, inspections, or other legally permitted purposes, with notice required by law.

17. Compliance With Law
Guest shall comply with all applicable federal, state, county, municipal, condominium, HOA, and building laws, rules, and regulations.
If any provision of this Agreement conflicts with mandatory applicable law, the applicable law shall control.

18. Entire Agreement
This Agreement and any attached addenda constitute the entire agreement between owner and guest concerning the rental of the Property.
Any changes to this Agreement should be made in writing and agreed to by both parties.

19. Governing Law
This Agreement shall be governed by the laws of the State of Colorado and applicable laws and regulations of the City of Steamboat Springs.

20. Agreement
By agreeing below, both the owner and guest acknowledge that they have read, understood, and agreed to the terms of this Agreement.

Owner
Name: _Brooke Wells

Guest
Name:__