

Property: Skiwatch Condominiums unit ____
107 Skiwatch Drive
Breckenridge, CO 80424

Rented from: Roman and Olha Nowakiwsky
PO Box 7335, 41 Boulder Circle
Breckenridge, CO 80424-7335
roman@breckenridgeskiwatch.com 970-453-7504

Please complete any lines that have been left blank.

Tenant: _____ Number of guests staying in condo: _____
(maximum allowed is 8 in 2 bdr, 10 in 2 bdr loft or 3 bdr)

Address: _____
Home phone: _____ Cell phone: _____ Email: _____

Confirmation number: _____ nights Arrival: after 4PM on _____ Departure: by 10AM on _____

Nightly rate: \$ _____ Deposit: \$ _____ Deposit Date: _____ Balance: \$ _____ Tax: \$ _____ Security: \$500.00

Payment Still Outstanding: \$ _____ Due no later than: _____

Roman and Olha Nowakiwsky rent to the Tenant, in consideration of the rents paid by the Tenant and the performance of the covenants contained on the part of the Tenant, the above-referenced property for the term and rent listed. It is mutually agreed between the parties as follows:

1. The signed person(s) on this lease certify that each one is over the age of 25.
2. The aforementioned security will be returned to the Tenant by the Nowakiwskys no later than 30 days after check-out if premises are left clean and undamaged. A standard cleaning and linen change is included with the rental. If additional cleaning or other expenses must be incurred by the Nowakiwskys to restore premises to the condition they were in at the time of the Tenant's occupancy, the amount necessary for the said restoration will be deducted from the security and the balance, if any, will be refunded to the Tenant. If the repair or replacement exceeds the security, the Tenant will be responsible for the excess costs.
3. A telephone may be included at the property, but it is for local calls only. All toll calls are the responsibility of the Tenant.
4. Tenant further agrees to surrender or give peaceful possession of the premises to the Nowakiwskys or their designees, and to leave the premises undamaged and reasonably clean at termination of the leases, and to replace, repair, or pay for any breakage or damage to the property and/or furnishings contained therein. It is the responsibility of the Tenant to take all trash to the dumpster outside the second floor garage. It is also the responsibility of the Tenant to leave the 4 condo keys on the kitchen counter. Tenant must vacate unit no later than stated departure time. Deductions from the security will be made if this is not done.
5. This lease is subject to approval by the Nowakiwskys and terminates upon default of any payment. No reservation is confirmed unless the deposit and a signed copy of the contract are received by the Nowakiwskys in a timely manner.
6. Smoking is NOT permitted. If the Tenant or Tenant's guests smoke on the premises, the rental will be terminated immediately, all monies paid by Tenant will be forfeited, and the security will be used to pay for a deep clean of the condo. The Nowakiwskys are not responsible for items lost or stolen. Unreasonable noise or disturbance of the peace shall be cause for eviction.
7. It is understood and agreed that in the event of the property being destroyed by fire, or from any cause made unrentable before the period of occupancy or during said period of occupancy, that money paid by the Tenant to the Nowakiwskys will be refunded to the Tenant, pro rata.
8. The Tenant agrees not to use or occupy the premises for any purpose other than a dwelling and that premises will not be occupied by a minor unless an adult is present.
9. All sanitary and fire regulations must be complied with by all parties.
10. All bookings are non-refundable. All requests by the Tenant to cancel this lease must be in writing to the Nowakiwskys and are subject to the property re-renting. All monies paid will be retained until the property is re-rented at full price. If the property is not re-rented for the full price, the difference will be due from the Tenant and/or deducted from the deposit. Tenant is responsible for the full balance if property is not re-rented. There is a minimum \$100/condo cancellation fee that will be charged only if the property is re-rented.
11. Any subletting of the property will constitute a break of this lease.
12. No animals or pets of any kind will be brought onto the premises.
13. The Nowakiwskys shall provide linens, towels, dishes, glasses, pots and pans, and utensils as well as a starter supply of soap and paper products. All additional consumables must be purchased by the Tenant for the Tenant's use.
14. Tenants agree to pay all reasonable costs, attorney's fees, and expenses that shall be incurred by the Nowakiwskys enforcing this agreement if Tenant is non-compliant.
15. The Tenants and their guests shall hereby indemnify and hold harmless the Nowakiwskys against and all claims of personal injury to personal property damage or loss arising from the use of the premises regardless of the nature of the accident, injury, or loss.

Tenant agrees to abide by the above conditions and hereby swears that the information provided is true.

Signature of Tenant(s) Date

Roman or Olha Nowakiwsky Date

Print Name(s)

**Please sign one copy and return to us immediately via
US mail, email, or fax to 970-547-9122
(no cover sheet needed).**