

Sleepy Hollow Cabin

Dave & Anne Zoller, Owners
9485 Glider Loop
Colorado Springs, CO 80908
719-209-5555 or 719-210-4444

LEASE AGREEMENT

**Please sign and date this form as soon as possible and return by email to sleepyhollowcabin@skybeam.com
Reservation is secured upon receipt of lease agreement and payment of deposit.**

This lease is between Sleepy Hollow Cabin LLC, 22497 County Road 227, Monarch, CO 81227, 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 3:00 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. There is a 5 hour window that is needed for cleaning of the cabin to accommodate the next check-in time at 3:00 PM. Late check outs are subject to an additional charge of \$25 per hour or portion of an hour after 10 AM.

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 or check.
- 2. **Security deposit** in the amount of \$300 is due at the time of final payment, at least 30 days prior to arrival. **Check one:**

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.

Lessee will send a separate check, made payable to: Sleepy Hollow Cabin, 9485 Glider Loop, Colorado Springs, CO 80908. This check will not be cashed unless damages occur or excessive cleaning is required. Your security deposit will be returned to you within 2 weeks after the lease expiration, less any amount deducted for any breakage, damage or excessive cleaning.

Upon receipt of balance owed and security deposit, two documents will be emailed to you: “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. A refund will be given with 60 days cancellation notice. If less than 60 days notice a refund will be given only if the space can be re-booked. No refunds will be issued due to weather conditions. All cancellations are subject to a \$100 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 or wheel chains.

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. Leave soiled towels in the laundry basket in main level bathroom.
2. Wash dishes; empty dishwasher and place dishes in cupboards.
3. Make sure stove, oven, coffee pot and small appliances are turned off.
4. Gather and remove all garbage and place in dumpster.
5. Clean counter tops, floors, fridge and stove so that they are free of grease, food and any spills.
6. Set all thermostats as directed on main level and lower level.
7. Lock all windows and doors (including dead bolts).
8. Leave all soiled beds unmade.

RESTRICTIONS: NO PETS, NO SMOKING, 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