



Taylor Vacation Rentals, LLC

Marilyn Taylor and Anna Bullinger

1467 Travis Road

Kentwood, LA 70444

985-229-5786

Email: randy41@hughes.net

Website: www.monarchcoloradovacationhomes.com

Taylor Mountain Home Rental Agreement

State of Colorado *

Chaffee County *

Name of Lessee: _____

Address: _____

Zip Code: _____

Telephone Number: _____

Telephone Number: _____

Email: _____

Signature of Lessee: _____

Date of Signature: _____

Arrival: _____ Departure: _____

Rental Agreement made between Taylor Vacation Rentals, LLC. Pappy's Taylor Mountain Home is located at 8986 Ball Street, Monarch, Colorado 81227 and the party, the above signed lessee on this lease is nontransferable to friends and / or family. I agree to be responsible for my guests and I while on your premises. Plus release them (owners) and "hold them harmless" of any liability during my stay. My guest and I will treat the home with respect and leave the home condition as instructed for departure. I understand Taylor Mountain Home is located in a semi remote area with steep banks going to the South Fork of the Arkansas River. **In winter our home is accessible by four wheel drive or snow chains.** It is the responsibility of the above lessee to be sure that all rules and regulation in this agreement are followed, by all guests whether registered in the rental home, or not, during your stay. Failure to comply with the rules and regulation can result in additional charges or eviction without refund in accordance with Colorado law.

Family Rental Only: The rental must be occupied by an adult, over the age of 25. Lessee is not allowed to check-in and leave, they are responsible for the actions of their guests, and must stay at the property throughout the duration of the scheduled stay.

Falsified Reservations: Any reservation obtained under false pretense will result in immediate cancellation and/ eviction with **NO refund.**

Occupancy Limits: The number of guests must not exceed the number agreed by owners at time of reservation. If occupancy limits are exceeded, then guests will be asked to check out and full deposit and rental fee will be forfeited.

Reservation and Payments

Reservations: To confirm your reservation, a 50 percent deposit is due and signed rental agreement returned within 10 days. Your balance will be due one month prior to your arrival.

I agree to let Taylor Vacation Rental, LLC. Hold my credit card on file for payment, any damage, excessive cleaning, or restrictions that are listed in this Rental Agreement. If I default on this signed Rental Agreement, Taylor Vacation Rentals, LLC. Will notify me by telephone or in writing of the amount why I was charged. (We really hope we would never have to use this part of the agreement! So, please treat our home with respect and comply with the Rental Agreement).

Payments: Payments may be by check or credit card. Balance is due one month prior to the rental arrival date. If full payment is not made, the owner shall have the right to cancel this reservation by notice to the lessee and reserves the right to keep the deposit.

Check In/Check Out

Check In is 4:00 PM - (Mountain Time) NO early Check-In Allowed

Check Out is 10: AM - You will need to be out on time for cleaners to clean for incoming party.

Your Journey to Taylor Mountain Home

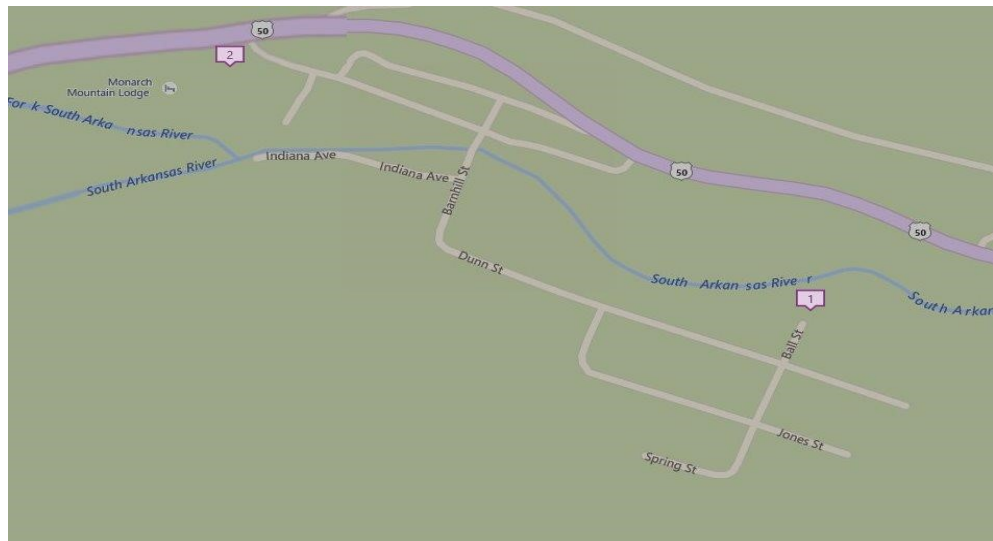
If going west on Highway 50 from Salida, just past mile marker 205 turn left just past the wrecker service building on County Road 227 (this road runs parallel with Highway 50 from Monarch Mountain Lodge to wrecker service.) At the bottom of the hill you will see a road to the left, turn left and go over

bridge and follow road uphill turning to left, you will turn left on the fourth driveway or crossroads near bottom of hill, follow driveway to home.

If going east on Highway 50 from Gunnison turn right on County Road 227, this is just east of Monarch Mountain Lodge. At the bottom of the hill you will see a road to the right, turn right and go over the bridge and follow road uphill tuning left, you will turn left at fourth driveway or crossroad near bottom of hill follow the driveway to home.

Number 1: Taylor Mountain Home

Number 2: Dumpster to left of Monarch Lodge (facing Monarch Lodge)



Upon your arrival to Taylor Mountain Home: The electronic deadbolt combination to enter home will be the last four digits of your telephone number # [redacted]. Press top button on keypad to illuminate keys if needed. When you enter home unlock thumb latch to go freely in and out without door locking each time (all doors upstairs and downstairs lock automatically if thumb latch is not turned). Doors leading to back upstairs balcony (dining and kitchen) should be unlocked immediately. Make yourself at home and ENJOY!

You should find the home in clean condition: However, if you find it not cleaned to your satisfaction please call Donna's cell phone 207-2079 immediately and she will address the issue. No discount in rent will be given for unsatisfactory cleaning. We do expect immaculate cleaning from our housekeeper.

Telephone: Telephone number for our home is 719-539-4553. Telephone service has free nationwide unlimited long distance. You may call anywhere in the United States free. Since this is a valuable asset to your stay, please do not call any foreign countries. Cellular service will not work from our home or in high elevations of the mountains.

Internet Access: Wireless Internet Access is available free of charge. **Login** - Taylor Mountain **Password** -Taylor 8986. Please do not give this information to any other locals. Internet service is limited to usage due to satellite: **Please no large downloads, no movie downloads, no video streaming, and no gaming from your Cell Phone, computer, I Pad or Kindle.**

Take the challenge and place all cellphones on table by entrance. Enjoy your family and friends in making memories with each other that will last a lifetime!

Bathing and Showering: We have an on demand hot water heater. Which allows all three showers to work simultaneously but not with running tub water. When drawing water in tub avoid using any other hot water sources.

Linens/Towels/Kitchen/Supplies: Taylor Mountain is fully furnished with bath and bed linens. Kitchen is fully furnished with coffee pot, Ninja pulse blender, Oster electric wine opener, Oster 3 cup chopper, crock pot, electric mixer, Presto electric griddle, large pots, roaster, hot / cold thermos, Cuisinart 4 slice toaster and more. Our home will have supplied dishwasher detergent, 3 trash compactor liners, one roll of paper towels, 12 rolls toilet paper, hand pump liquid soap. However, **guest will need to provide** their own bar soap for bathing if not using hand pump liquid soap, laundry detergent and extra paper towels.

Important information on using Dishwasher, Washing Machine and Dryer for best results:

Dishwasher: Set cycle to 1 hour, press start (no need for heat dry in this altitude)

Washing Machine: Press power, turn knob to express wash, wash temp to tap cold, spin speed to extra high, soil level to heavy, then press start. This is not for your delicate linens.

Clothes Dryer: Press power, turn knob to sanitize, temp to extra high, dry level to extra dry, then press start. This is not for your delicate! Linens.

Out Door Propane Gas Grill: Please do not place grill on any porches. While in use please don't leave unattended. There will be two propane tanks on premises, if propane becomes empty on tank in use, please notify us before your departure for refill.

Furnishing and Décor: Rental property is fully equipped with central heat, dishwasher, microwave, icemaker, washer and dryer, 3 TV's and DVR. There are no guarantees that the standards provided by the owner are compatible with those of the guest. No refunds will be given for any appliance or equipment malfunctions. We will make every effort to repair as soon as possible during your stay.

Please do not rearrange furniture or furnishings in home. If rearrangement occurs you will be charged for returned placement.

Trash: The home has a trash compactor. **Please take filled trash compactor bags to the dumpster. On above map Number 2 is where dumpster is located to left of Monarch Lodge.** Go West on Highway 50 to Monarch Mountain Lodge, on the East side of lodge there is a driveway going downhill you will see dumpster on left. Summer and fall guests: bears are frequent visitors to the area, it is imperative not to leave food or garbage outside the dumpster, home or in your vehicle.

Disposal of medical needles and syringes: Please bring your own medical biohazard container for dispose of your needles and syringes. Please do not put in garbage cans or trash compactor! This is a hazard for someone innocent to possibly get infected.

Winter Guests: Snowplowing will be done early each morning and during the day as needed.

Swimming and Hot Tub: You can go to Monarch Mountain Lodge and pay \$8.00 per person to use their facility. They will furnish you with a towel. **Please do not take towels from our home.**

Check-Out is 10:00 AM (Mountain Time): No late Check-Out allowed. You must be out at 10:00 AM. The cleaning service will be there at 10:00 AM to start cleaning for the next guests. Please do not delay them! **If you will be leaving early before 10:00 AM: Please call Donna's cell 207-2079 with a departure time.**

- * Please sign our register and leave comments on your stay. Also reviews are more than welcome on www.vrbo.com website. This always helps future guest on planning a stay know a lot about our home and management.
- * Would love to have any family photos of your stay. I can place your favorite photo on my website on VRBO. Just e-mail to randy41@hughes.net.
- * Please leave all soiled beds unmade.
- * Please place all dirty towels in laundry basket in laundry room.
- * **Please collect all garbage and place in trash compactor before leaving take all garbage to dumpster.**
- * Wash the dishes; clean dishes may be left in the dishwasher.
- * Set all thermostats (central heating, gas stove and baseboard heating) as directed on thermostat.
- * Turn off all lights and appliances (Please unplug coffee pot).
- * Make sure you have all of your belongings, check closets, under beds and any electronics of yours that may be plugged in to electrical outlets.
- * Lock all doors and windows, including upper and lower bolts on the double stationary doors. With the cost of electricity and fuel please help conserve energy with no unnecessary wasting so we can continue our rental business.
- * Leave the home in a reasonable state of cleanliness. If left damaged or unusually messy you will be charged additional fees to offset the expense of cleaning or repairs.

NO Smoking / NO Pets Policy/ NO Outdoor fires/ NO cutting any trees: Smoking or Pets are strictly prohibited indoors. This assures guests who are allergic to smoke or pets, a guarantee, that our home is comfortable for all vacationing guests. Failure to adhere to this request violates the hospitality policy and you will charge \$300. If smoking outdoors please place cigarette butts in appropriate container of disposal and do not throw on ground.

- * **Emergency Maintenance:** Please contact owner Marilyn; Home 985-229-5786, or Marilyn's cell phone 985-974-8927. If unable to reach then call Donna's cell phone 207-2079
- * **Routine Maintenance:** Please notify Marilyn if you see anything that is broken or needs to be maintained. Every effort is made to maintain the accommodations in good repair. All repairs will be handled as quickly as possible. No refunds will be provided due to inoperable appliances, internet service, TV satellite service, internet, telephone service or any other amenities, infrastructure or equipment. Satellite TV and internet wifi service may become interrupted in snow storms or cloudy days when reception is poor.

Security Camera: Located on front porch are two security cameras. Please do not unplug, cover or tamper.

Cancellations/Refunds

Cancellations: Made more than 90 days prior to check-in will forfeit the \$300 cancellation fee. Cancellations made less than 90 days will forfeit full rental amount or we will honor you coming at a later date but not in peak seasons.

*** However, if the reservation dates are re-rented, all but the \$300 cancellation fee will be returned.**

*** Refunds: Will not be given for late arrivals, early departures or inclement weather.**

Websites

***Try to keep my telephone number 985-229-5786 in your phone in case you want to return to our home and not have to pay VRBO a service fee!**

* Website: www.monarchcoloradovacationhomes.com my website no service fees.

* Website: www.vrbo.com # 309114 VRBO will charge service fee and damage deposit.

* Website: www.homeaway.com # 309114 Home Away will charge service fee and damage deposit.

Information about the Owners:

Randy (my late husband) and I were married for 39 wonderful years. Randy owned his own Heating and Air Conditioning business for 31 years. I was a Registered Nurse for 31 years and now retired. Our rental business started in 1993 with the love of Colorado and the mountains. Randy built five cabins or homes in Monarch, Colorado which our family made many precious memories over the years. Randy passed away in 2014 after a seven year battle with cancer. I also lost my son Brantley in 2014. I am now raising Brantley's children Blase and Bella. My daughter Anna Maria and husband Trey have two precious children George Taylor and Lawson Cole. I am so blessed! We have lived in our rural country home in Kentwood, La for 40 years.

We really appreciate your business, hope you enjoy your stay, make many precious memories and will return in the future!

Thanks for choosing our Home and Enjoy!

Marilyn, Anna Maria and Trey

Blase, Bella, George Taylor and Lawson Cole