

POLICIES & RULES

PAYMENT POLICY

- All quotes are in US Dollars.
- A CREDIT CARD DEPOSIT of 40% is required to confirm a reservation. The Balance is due 60 days prior to arrival. Late payment or failure to return the required forms with your signature will forfeit guaranteed lodging.
- We accept Personal Checks, Money Orders, Cashiers Checks and Most Major Credit Cards.

CANCELLATION POLICY

- 1) If you cancel 60 or more days prior to arrival the Deposit will be returned minus a Cancellation Fee Equal to 10% of the Reservation Total.
- 2) Cancellation 59-45 days prior to arrival Forfeits the Entire Deposit.
- 3) Cancellation of 44 - 0 days prior to arrival Forfeits the Entire Deposit and Final payment per unit.
- 4) No Refunds will be granted for late arrivals, early departures or no shows.
- 5) No Refunds will be granted for emergencies involving group members, their families or relatives. Deaths, medical or otherwise.
- 6) Snow Guarantee. If ALL 3 Park City Area Resorts fall into a No Snow situation (No Lifts Open) by your scheduled arrival date, all monies paid, less a Cancellation Fee equal to 10% of the Reservation Total (*may*) be refundable. Notification that you will not be coming due to a No Snow situation is required prior to your arrival date to be considered eligible. Note: If any Lift at one of the 3 Park City Area Resorts opens on or before your scheduled *departure* date this Snow Guarantee will be VOID. (Park City Area Resorts include: Park City, Deer Valley and The Canyons Ski Resorts)

RULES

- 1) NO PETS ALLOWED. Substantial Fines and cleaning fees will be imposed if management determines pets have been in the property. All guests and pets will be immediately evicted with no refunds.
- 2) ALL of our units are NON-SMOKING. As per the UTAH STATE INDOOR NO SMOKING ACT. A MINIMUM \$1000 Deep Clean charge will be assessed to the guest if management determines smoking has taken place in the unit. All guests will be immediately evicted with no refunds.
- 3) Check-in is AFTER 4:00 PM, Check-out is BEFORE 10:00 AM. Late Check-outs will be charged \$100 per hour stayed after 10:00 AM on the contracted departure date.
- 4) Management reserves the right to access a MINIMUM \$100 Cleaning/Damage/Loss charge upon departure if necessary to cover costs associated with these issues.
- 5) Management reserves the right to provide Similar accommodations if needed.
- 6) We encourage all guests to purchase Travel Insurance for their protection in the event they must cancel. For your convenience there is a link to InsureMyTrip.com on our web site.
- 7) Maximum occupancy per property as stated online must not be exceeded. If exceeded a \$100 per person per day charge for the days reserved will be processed and all guests will be immediately evicted with no refunds.
- 8) All of our properties are privately owned second homes and in residential communities. PLEASE BE RESPECTFUL AND CONSIDERATE of the property and the neighbors in the community. Loud parties, Noise or Any other disturbances will not be tolerated and deemed grounds for immediate eviction with no refunds.
- 9) Our properties are second homes of private owners and have the same potential for problems, breakdowns etc. that any typical home could have. With this in mind, we will make every effort to take care of any issues within the home as quickly as possible, however, refunds will not be awarded to guests for such instances.
- 10) All guests are Required to adhere to the Policies, Rules and Regulations of Park City Canyons Properties, Inc. and the Complex and HOA they are residing in.
- 11) A \$150 charge per piece will be applied for any Keys, Club House Passes, Garage Door Openers, Electronic Access Tabs etc. that were issued to the guest but are not returned to our office at check-out. These items are not to be left in the property upon departure.
- 12) We REQUIRE a Valid Credit Card Number to have on file for all reservations.

NAME: _____

(Please print)

RESERVATION #: _____ UNIT NUMBER: _____

CREDIT CARD #: _____ EXPIRES: _____

SECURITY CODE: _____ (3 digit number found on the back of your credit card)

PAYMENT METHOD OF BALANCE: Credit Card: _____ Check: _____ Other: _____

SIGNATURE: _____

(Handwritten Signature REQUIRED)

(I agree to ALL POLICIES and RULES stated on this document)