



GREAT WESTERN LODGING

Breckenridge, Colorado
888-333-4535

Conditions, Policies and Procedures for Occupancy

Thank you for making your reservation with Great Western Lodging. Please read carefully the occupying policies listed below and contact our office at 888-333-4535 if there are any questions regarding your reservation.

DEPOSIT POLICY: An advance deposit equal to 35% of the cost of lodging is due at time of booking to guarantee reservations, of which \$100 is non-refundable. Final payment is automatically charged to your credit card on file 45 days prior to arrival (30 days prior if a summer booking, 60 days prior if a holiday booking). For reservations made within 45 days of your arrival date (within 30 days for summer bookings or within 60 days for holiday booking), full payment is required at time of booking.

CANCELLATION POLICY: If you cancel your reservation MORE than 45 days (30 days for a summer season booking, 60 days for a holiday booking) prior to your expected arrival date, an amount equal to your advance payment less a \$100 cancellation fee will be refunded. The total amount of your advance payment will be retained if you cancel WITHIN 45 (if regular season, 30 if summer season) days of your arrival.

HOLIDAY CANCELLATION POLICY: For all holiday bookings (any reservation arriving 12/19-1/3/05), if you cancel your reservation MORE than sixty (60) days prior to your expected arrival date, an amount equal to your advance payment less a \$100 cancellation fee will be refunded. The total amount of your advance payment will be retained if you cancel WITHIN (60) days of your arrival.

PARKING: Please contact Great Western Lodging prior to your arrival if you will need parking for more than one vehicle. Great Western Lodging guarantees parking only for one vehicle per unit rented. Additional parking is limited and in some cases may require a nightly fee.

HOUSEKEEPING SERVICE: Prior to your arrival the property is thoroughly cleaned and supplied with fresh linens, towels, soaps, paper products, etc. We do not provide laundry detergent. Our rates do not include maid service, however, maid service may be arranged prior to, or upon check-in, based on availability, for an extra charge.

EARLY DEPARTURE: The guest is responsible for payment of all nights reserved regardless of the guests' actual arrival or departure.

PETS/SMOKING: None of our units accept pets and all of our units are non-smoking. No Exception.

ENTRY OF PREMISES: An authorized employee or repairman may enter the premises during customary business hours for any purpose connected with the repair, improvement, care, and management of the premises. The condominium or home you occupy may be listed for sale. If so, there is a possibility real estate showings may occur, we will endeavor to make any necessary intrusions as convenient as possible.

SECURITY POLICY/DAMAGES: An open, signed credit card impression (MasterCard or Visa ONLY) is **required** upon check in to cover any damages, excessive housekeeping costs or miscellaneous charges accrued by guests. This credit card will be authorized and remain on file for the duration of your stay and further until we are able to inspect the property after your departure. Tenant is liable for any damages to the premises and to furnishings, equipment and household items therein which occur during the renter's occupancy, excluding normal wear and tear. A \$50 processing fee will be added to any damages billed.

HOT TUBS: In the event that a hot tub in a rental property becomes inoperable during your stay, Great Western Lodging will make all attempts to correct the problem as soon as possible and refund a maximum of \$25 per day. This does not apply to recreational facilities where the guest has access.

DISCLAIMER: Great Western Lodging will not be held liable for damage, loss, or injury resulting from errors made by tour operators, travel agents or transportation companies. Further, we will not assume responsibility for loss, delay, or expense caused by weather, strike, or other circumstances beyond the control of Great Western Lodging. Great Western Lodging reserves the right to change accommodations without notice, up to the date of arrival, due to maintenance emergencies or sale of unit. An attempt will be made to provide equal accommodations or upgrade at no additional charge. Rates are subject to change without notice and are subject to availability.