



GREAT
WESTERN
LODGING

322B North Main Street, PO Box 3355, Breckenridge, Colorado

888-333-4535 * 970-453-1009 * www.gwlodging.com

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 or 970-453-1009 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. 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.

BOOKINGS MADE MORE THAN 6 MONTHS PRIOR TO ARRIVAL: All bookings made 6 Months or more prior to the arrival date will only be charged a \$100 non-refundable deposit at time of booking. The 2nd Deposit for the balance of the 35% deposit will be due 90 days prior to arrival, with the final payment due as listed above - 45 days prior to arrival for a winter season booking, 30 days prior for a summer season booking, and 60 days prior for a holiday 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 is non-refundable. The total amount of your payment will be retained if you cancel WITHIN 45 (if regular season, 30 if summer season) days of your arrival. No refunds for no shows, late arrivals, or early departures, regardless of road and/or weather conditions.

HOLIDAY CANCELLATION POLICY: For all holiday bookings (any reservation arriving 12/20/19 - 1/2/20), if you cancel your reservation MORE than sixty (60) days prior to your expected arrival date, an amount equal to your advance payment is non-refundable. The total amount of your payment will be retained if you cancel WITHIN (60) days of your arrival. No refunds for no shows, late arrivals, or early departures, regardless of road and/or weather conditions.

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 most cases, will require a nightly parking fee. Please note that there is no parking for trailers or RV's on site. All trailers and RV's must park in the Town of Breckenridge overnight parking, which does require a nightly parking fee.

HOUSEKEEPING: Prior to your arrival, the property is thoroughly cleaned and supplied with fresh linens, towels, soaps, laundry detergent, and paper products. Our rates do not include maid service during your stay, however, housekeeping services may be arranged at least one week prior to check-in for an extra charge, based on availability.

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

SMOKING/PETS: All of our units are non-smoking and none of our units accept pets. No Exceptions.

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.

DAMAGE WAIVER: For Winter Stays (11/1-4/30), the Damage Waiver is required and covers up to \$750 of accidental damages. Any accidental damage to be covered by this waiver must be reported prior to departure. The damage waiver does not cover any excessive cleaning. In addition, a credit card will be kept on file for the duration of your stay to cover any excessive cleaning, lost keys or damages not covered by the waiver. The damage waiver does not limit signor's liability, and he/she accepts responsibility for any charges in excess of the damage waiver. Neither Great Western Lodging nor the unit owner is responsible for any injury, damages, inconvenience or loss of personal property that results from your use of the facilities or any area activities.

UNIT ASSIGNMENT: In the rare event of booking conflicts with homeowners or unforeseen maintenance emergencies, we reserve the right to substitute comparable accommodations up to and including the day of arrival, provided the guest is not charged a higher rate than the accommodation type originally reserved.

SPECIAL FUNCTIONS/WEDDINGS/PARTIES: Great Western Lodging strictly prohibits the usage of any of its rental properties for any special functions, weddings, or parties during which the maximum occupancy of the property is exceeded.

HOT TUBS: In the event that a private 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 on-site 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.