

## *BIG HORN 62 LLC RENTAL AGREEMENT*

The townhome(s), are located at 62 or 63 Running Bear Road, Big Sky (Mountain Village), MT 59716, hereinafter "BH 62 LLC".

1. CHECK-IN TIME IS AFTER 4 P.M. AND CHECK OUT IS 10 A.M. Early Check-ins or late Check-outs must be pre-approved.
2. BH 62 LLC units are NON SMOKING townhomes.
3. PETS are NOT permitted in BH 62 LLC units.
4. BH 62 LLC reserves the right to deny rental to any person or group.
5. DAMAGE/RESERVATION DEPOSIT- No damage deposit is required. Charges will be added to your original credit card after notifying you via email or phone if any damages or departure delays are discovered after your departure including but not limited to the following:
  - a. If damage is done to BH 62 LLC unit or its contents, beyond normal wear and tear.
  - b. For charges incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. Unless all debris, rubbish and discards are placed in refuse containers in the garage, and soiled dishes are placed in the dishwasher and cleaned. One load of towels should be started before you leave the premises.
  - d. Unless all keys are left in the lock box and town home is left locked.
  - e. If you arrive prior to check in time a penalty of \$100 for every hour prior to 4pm check-in time will be added to damages unless pre-arranged with owner.
  - f. If you fail to fully leave the premises by 10 a.m. a penalty of \$100.00 for every hour past scheduled check out time will be added to damages unless pre-arranged with owner.
  - g. If any linens are lost or damaged.
  - h. If any items are missing from BH 62 LLC units.
6. PAYMENT – An advance payment equal to 30% of the rental rate is required at the time of booking. The advance payment will be applied toward the townhouse rent. Please make payments in the form of credit card (American Express, Discover Card, Visa or MasterCard). The advance payment is not a damage deposit. The BALANCE OF RENT is due sixty (60) days before your arrival date.
7. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur a \$150 cancellation charge. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent.

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8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
9. MAXIMUM OCCUPANCY- The maximum number of guests in BH 62 is 11. Additional guests will be charged \$100 per additional person per night.
10. THIS PROPERTY REQUIRES A ONE (1) NIGHT MINIMUM STAY; 3 nights during peak and holiday seasons. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three nights, the guest will be charged an additional cleaning fee of \$150.
11. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. Access to the Huntley Lodge’s out door pool, outdoor hot tubs and towels is available to all guests of Big Horn Units.
12. NO DAILY MAID SERVICE – Linens and one set of bath towels per person are included in BH 62 LLC units, daily maid service is not included in the rental rate. However, maid service is available at an additional expense and must be requested 30 days prior to rental date. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from BH 62 LLC units. Additional supplies and hygiene products may be requested from management. Any additional supplies will be charged to renter based on time and cost of product and service by on-site management.
13. RATE CHANGES – Rates subject to change without notice.
14. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
16. PARKING – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and are the sole responsibility of the vehicle owner/renter.
17. Hot Tub (**Unit #62 Only**) – No children under the age of 12 permitted in hot tub at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. The hot tub is drained, sanitized, refilled and replenished with chemicals prior to your arrival; therefore, it may not be warm until later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. **DO NOT STAND ON THE HOT TUB COVERS**, they will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

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18. STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

19. BH 62 LLC is privately owned; the owners are not on site and are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

Please provide the following information:

Name on Credit card: [RECEIVED VIA PHONE FROM MIKE BANN](#)

Credit card billing Address: [RECEIVED VIA PHONE FROM MIKE BANN](#)

City, State, Zip Code: [RECEIVED VIA PHONE FROM MIKE BANN](#)

Credit Card Number: [RECEIVED VIA PHONE FROM MIKE BANN](#)

Exp date, 3 or 4 digits on back: [RECEIVED VIA PHONE FROM MIKE BANN](#)

By Signing Below, I agree to all terms and conditions of this agreement

Signature: [EMAIL NOTIFICATION REQUIRED to mary@bighorn62.com](mailto:mary@bighorn62.com)

*BH 62 LLC supplies for your additional comfort and convenience the following items:*

*Bedding, 11 sets of towels and washcloths, Laundry soap, dryer sheets, ironing board and iron, shampoo, soft soap, shower or bath gel (no bar soap), hand lotion, paper towel, kleenex, toilet paper, dishwasher soap, dish detergent, dish towels and rags, fully equipped kitchen for cooking and serving, a video/music library and games.*