

POLICIES & RULES

***** VERY IMPORTANT:** Upon Check-in, the guest is required to report any issues or problems with the property they have rented in order to avoid being charged for damages resulting from the past guest and to help us with keeping the property in its best possible condition.

Property Damage Safeguard: This is a service that provides protection for accidental damages to your vacation rental property during your stay, in place of a security deposit. Accidents happen.

Our 2K and 3K Property Damage Safeguard protect you from having to pay out for damages you accidentally cause to your rental.

How do you obtain coverage?

Automatically. Property Damage Safeguard is automatically included when you book your reservation, and saves you from a big check, cash or tying up your credit card with a hefty authorization while you are on vacation.

What's covered?

The Property Damage Safeguard service provides protection up to the amount of coverage per stay and is valid for the entire stay. With this plan, you and your traveling companions will not be obligated to pay for certain accidental damages to the rental unit you occupy. The cost and repair of covered accidental damage will be handled by the rental property manager.

What's not covered?

- Carpet or flooring abuse such as soiling, staining, cutting or damaging carpet fibers or flooring. *All property owners and management request that you kindly remove your shoes when entering our properties;*
- Intentional acts of a guest and traveling companions;
- Gross negligence or willful conduct;

- Any loss, if a guest or traveling companions do not take reasonable and prudent measures to protect the residence or keep the residence clean and tidy;
- Any loss, if the guest does not report the damage to the rental management staff by the time of vacating the residence;
- Normal wear and tear;
- Theft of any kind;
- Damage or loss caused by any pet or other animal that was not allowed onto the premises under the Rental Agreement. (None of our properties allow pets of any kind)

By confirming a reservation with All Mountain Lodging the guest agrees that any damages or costs not covered by the Property Damage Safeguard will be charged to the guests credit card that is on file with our company.

Travel Insurance: We highly recommend that our guests select the optional Travel Insurance which provides benefits for cancelled or interrupted trips as well as for covered unforeseen incidents while on your trip.

PAYMENT POLICY: All quotes are in US Dollars. A CREDIT CARD DEPOSIT equal to 40% of the room rate total is required to confirm a reservation. The Balance is due 60 days prior to arrival. 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 your deposit will be returned minus any costs associated with the purchase of Travel Insurance and a cancellation charge equal to 10% of the reservation total.
2. Cancellation 59-45 days prior to arrival Forfeits the Entire Deposit and any costs associated with the purchase of Travel Insurance.
3. Cancellation of 44 - 0 days prior to arrival Forfeits the Entire Deposit and Final payment per unit and any costs associated with the purchase of Travel Insurance.
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 assess 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. TRAVEL INSURANCE - We recommend travel insurance which provides benefits for cancelled or interrupted trips as well as for covered unforeseen incidents while on your trip.
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. Guest authorizes Management Company to charge their credit card if required to cover incidentals and other uncovered costs related to their stay.
13. ALL KEYS, OPENERS AND PASSES ISSUED AT CHECK-IN MUST BE RETURNED TO OUR OFFICE, BY THE GUEST, AT CHECK-OUT, TO AVOID LOST KEY CHARGES
By checking the box under the Terms and Conditions window during the reservation process or by confirming any reservation with our company, the Guest hereby agrees and accepts all of the Policies and Rules stated above
14. ALL CHECK-INS AND CHECK-OUTS MUST COME TO OUR OFFICE. If you are using a shuttle service be certain to make it clear to your driver that they must bring you to the office to pick up and drop off the keys and any other devices provided to you.
**See item 11 above.