

IRISH ROSE VACATION RENTAL, LLC
POLICY LETTER

We are excited that you are interested in staying at the Irish Rose in the beautiful Rocky Mountains of Colorado. It will be an adventure you will never forget. Below are some policies that should answer most of your questions and avoid any confusion. If you have further questions, please call us at 508-563-2013. Thank you! Rich and Angela Sweeten

IRISH ROSE RENTAL POLICIES:

1. General Information:

We will courtesy hold your requested dates for five days. This will give you time to mail your deposit.

We require a \$300.00 deposit to hold your reservation. This deposit will be refunded to you provided there is no damage to the unit. Deposits will be returned through the mail in the form of a refund check made out to the renter.

Payment in full is required 30 days prior to your arrival.

After your stay is complete, your deposit will be refunded.

There is a \$90 cleaning fee. This amount will be increased to \$120 for large groups (seven or more). The cleaning fee is a separate charge and will not be deducted from the deposit.

2. Payment Options:

We accept personal checks, cashiers checks, money orders, and wire transfers. Checks will be cashed immediately. Make checks payable to Richard Sweeten and include "Irish Rose" and the dates of stay on your check. We are sorry, but we do not accept credit cards.

Send payment to:

Rich and Angela Sweeten
51 Spinnaker Lane
Pocasset, MA 02559

3. Rate Information:

Rates are published on our website at www.VRBO.com under listing #13578 and also www.findvacationrentals.com under listing #1684. Rates are subject to change until we receive a deposit to hold your requested dates. We will not change the rates after receiving your deposit.

4. Cancellation Policy:

You may cancel your reservation up until 30 days prior to your stay for a full refund.

You may cancel up until 14 days prior to your stay, but will lose the cost of a two-night stay, or your \$300.00 deposit, whichever is less.

There are no refunds inside of 14 days prior to your stay. If you are forced to cancel on short notice, we will make every effort to re-rent the cabin to someone else. If we can re-rent, we will refund the money that we recover from any new renters, less the cost of a two-night stay. If we are unable to re-rent the nights you reserved, you will not receive a refund on those nights. However, your \$300 deposit and cleaning fee will be returned.

5. Getting the Key:

The key for the Irish Rose is in a lockbox on the main entry stairway. Once your dates are confirmed and we have received full payment, we will provide you with the lockbox code (about a week prior to your arrival). Once you are inside, a set of keys will be waiting. If you need additional keys for some reason, let us know. Please return the master key to the lockbox as soon as you are inside. On departure, again use the lockbox key to lock the deadbolt and return the key to the lockbox.

6. Extended stay policy:

Reservations for 7-14 days will receive a 10% discount off the published nightly rate. Reservations for 14 or more days will receive an extended stay discount of 20% off the published nightly rate. 30 days is the maximum continuous stay.

7. Check-In / Out Policy:

Check-in time is 4:00 PM. If you need an earlier check-in, please coordinate with us. If no one else is checking out that day, then early check-in is available.

Check-out time is 10:00 AM. If you need a late check-out, please coordinate with us. If no one else is checking in that day, then late check-out is available.

8. Maximum number in party:

The maximum number of people that can occupy the cabin is 10. This assumes families with children, with adults sharing queen size beds. Children under 3 do not count toward the maximum. The top bunk bed has a max weight restriction of 150lbs.

9. Smoking and Pet Policy:

There is absolutely no smoking allowed in the cabin. If there are signs that smoking occurred inside, you will lose your deposit.

There are no pets allowed inside the cabin. If there are signs that pets were in the cabin, you will lose your deposit.

10. Owner use:

Below the Irish Rose is a separate living quarters that is occasionally used by the owners. It has a separate entrance and may or may not be occupied during your stay. The lower unit is not rented out and the **ONLY** people that may be there are the owners who oversee the land and cabin use. You may inquire in advance as to whether anyone will be there.

11. Directions

From Denver: Take HWY 70 west. When you get to the Dillon / Silverthorne area, look for signs to Breckenridge on HWY 9 south. Drive south thru Breckenridge and over Hoosier Pass. Continue south thru the small mountain town of Alma. Just past Alma, you will see some large power lines. Look for signs for "Mosquito Gulch" or County Road 12. Take this dirt road west. We will provide the exact address for the Irish Rose after booking is complete.

From Colorado Springs: Take HWY 24 west. You will travel thru Woodland Park and continue west until the small town of Hartsel. Look for signs for Fairplay, and take HWY 9 north. After driving thru Fairplay, continue north approximately 3-4 miles. Just before the small town of Alma, you will see some large power lines. Look for signs for "Mosquito Gulch" or County Road 12. Take this dirt road west. We will provide the exact address for the Irish Rose after booking is complete.

12. Automobiles

The Irish Rose has room for 3-4 automobiles to park. Please ensure you are clear of the road, especially in winter when the snow plow comes through. Road conditions year-round usually permit a 2-wheel drive car to make the drive to the Irish Rose, Breckenridge, or any other local attractions. However, there may be times in the winter when snow is heavy and road conditions are poor. If you are concerned about this possibility, we recommend a 4-wheel drive vehicle.

13. Septic System

The house uses a septic system for sewage. High altitude septic systems are fragile and we ask that you put nothing but the designated septic tissue down the toilets. Recently something was put down a toilet that caused a septic backup in the basement. Since then, a protection system has been installed that shuts off all water to the house in the event of a blockage. We would not want you to be inconvenienced by this, so please abide by this rule!

14. Long Distance Phone Use / Cell Phones

The Irish Rose allows local calls only. If you will need long distance service, please purchase a calling card with a 1-800 access number. Cell phone service is very unreliable at the house but works if you drive the three miles into Alma.

15. Altitude sickness / issues

The Irish Rose sits at over 10,000ft in the Rocky Mountains. If you are not used to altitude, the dramatic change can be very hard on your body. If possible during your trip, spend a day or two in Denver or Colorado Springs to adjust slightly before heading up into the mountains. If not possible (which is the case for most guests!), then drink LOTS of water and take things slowly the first few days. It is normal to be out of breath. Headaches are not uncommon. The air is also very dry and that can make sleeping more difficult. Most altitude sickness symptoms (if any) go away after a day or two, but if they persist or are unbearable, then moving to lower altitude is recommended.

16. Weather

The Rocky Mountains can have extreme weather patterns that change rapidly. You never know what you are going to get! We have seen snow in July, and balmy days in January. While it is always beautiful and part of the experience, please be prepared. We have no control over the weather and what your experience will be.

17. Emergency contacts

If you have any trouble at any time with entry to the cabin or with accommodations, please contact us at the phone number in the first paragraph. You can also try our cell phone of 508-360-4428 or 3911. You can also try Kay McLaughlin in Denver at 303-761-4776.

Please let us know if you have any other questions or concerns.

Thank You,

Rich and Angela Sweeten
Owners
Irish Rose Vacation Rental, LLC