**Reservations**: By submitting this form, you are submitting a Gondola Resorts (GR) lodging reservation for this condominium, home or town home on these dates. By making a reservation you automatically agree to our terms and conditions. We also require a signed registration form that must be returned to our office via email. This registration form will be sent out via Right Signature. Without this signed form, guest will not be allowed to check-in.

**Binding Nature**. This agreement becomes binding when submitted electronically or signed by you or once the Company has received your initial payment, whichever occurs first.

**Payment(s):** By submitting this online reservation you are entering into a rental agreement with Gondola Resorts and agree to pay for the balance of your reservation in full by the assigned due dates.

**UNAVAILABILITY**. If for any reason the property is unavailable, Landlord reserves the right to change vacation rental properties right up to and including day of arrival.  The tenant is responsible for payment of all nights reserved.  Landlord also reserves the right to cancel this Agreement and refund in full to Tenant all payments if property becomes unavailable for any reason. Landlord will make every effort to provide suitable equivalent or upgraded lodging in event property changes are necessary.

**Your Responsibilities**. You are solely responsible for all damages, injuries and losses in connection with the occupancy or use of the Property by you or your guests. You must ensure that the Property and all furniture, fixtures and effects remain in the same condition and location as when you checked-in. Gondola Resorts may charge the credit card on file for any damages or outstanding balance without notifying the renter.

**Deposits:** All bookings require a deposit of 50% of the total rent. This deposit is non-refundable (see cancelation policy below) but immediately subtracted from the total rent amount leaving the balance to be paid on its due date which is 60-days prior to arrival. The balance will automatically be charged to the credit card on file unless prior arrangements have been made.

**Check-in and Check-out times:** Normal Check-in time is 4:00 pm, Check-out is 10:00 am unless provided with written permission (via special promotion). Gondola Resorts is authorized to charge you $50/hr and to remove your items to our check in center and charge you for an extra night if you stay past check out time unless arrangements for late checkout are confirmed.

**Cancelation Policy**: Except as provided by CSA Travel Insurance, cancelation at any time results in forfeiture of entire rent, taxes, fees and deposit. Once booked, reservation is non-refundable. There is no cancelation for any reason including weather, travel delays or lack of snow after that period. We highly recommend purchasing travel insurance via CSA for your reservation to protect your lodging investment in case of unforeseen circumstances that may force you to cancel. Call 1-888-295-2468 to learn more about travel insurance and its benefits.

**Travel Insurance:** If you have purchased travel insurance from CSA TRAVEL INSURANCE CORP along with your reservation and have to cancel or delay or cut short your reservation for a covered reason, you will notify CSA, INC. at (866) 999-4018 and recover your covered costs directly from them. See more information at https://reservations.liverez.com/documents/csa/CSA-TravelInsurance.pdf.

**Occupancy:** In general, the maximum occupancy of any vacation home is equal to two persons per bedroom. Please check with our Reservations dept. Guests will be removed immediately if found non compliant to this ruling. All properties are under strict regulations under the hotel/motel registration law as well as fire department rules and others. Tenants who do not comply with these rules will be removed from the premises immediately subject to forfeiture of the rental and costs.

**Problems with Property**. You should immediately notify the Company or the on-site property manager of any problems relating to the Property. The Company will reasonably endeavor to fix the problems but will not consider complaints filed after you have left the Property.

**Agent:** Gondola Resorts (GR) acts only as agent for vacation rentals, airlines, tour operators, rental car companies, resorts, charter airlines, equipment rental/delivery, ground transportation companies, and other travel-related companies, and is not responsible for acts or omissions of these third party providers. GR is not responsible for third party failure to perform, breach of contract, or any action or inaction, intentional or negligent, which results in any loss, injury, delay or damage to you or your property or to anyone traveling with you, or to the property of that party. GR cannot and does not guarantee third party provider reservations, timeliness, employee conduct, or the performance of scheduled flights, cruises or tours, or the availability of airline seats, hotel rooms or rental cars.

**Limitation of Liability**: Gondola Resorts, Inc. assumes no liability for your stay in any state or the activities that you take part in. The limit of Gondola Resorts liability is the total amount of compensation we have received for your condo rental.

**Jurisdiction:** This agreement shall be governed by the laws of the state of Colorado, and you agree to submit to the exclusive jurisdiction of the state and federal courts in Jefferson County, Colorado, in all contingencies and disputes.

**Payment(s):** By submitting this reservation you are entering into a rental agreement with Gondola Resorts and agree to pay for the balance of your reservation in full by the assigned due dates.