


## Marolt Ranch Seasonal Housing

### APARTMENT RESERVATION AGREEMENT FOR WINTER 2020/21

The following are the terms and conditions for apartment rental at Marolt Ranch for the 2019/20 winter season:

- If reserved ahead of time, lease terms will start on **September 1<sup>st</sup>, 2020** and extend to **April 30<sup>th</sup>, 2021** with a monthly rent due of **\$1,250.00 + \$75.00 per car, per month for parking**. Reservation holders will be committing to full payment of rent for the entire lease term, regardless of occupancy dates. If a reserved apartment cannot be made ready for move-in due to maintenance or cleaning delays, APCHA reserves the right to push back the lease start date and pro-rate the rental cost until the work can be completed.
- **Reservations for leases starting after September 1<sup>st</sup> will not be accepted in advance.** After September 1<sup>st</sup>, any available apartments can be reserved with pro-rated lease terms starting upon date of reservation.
-  Please be aware that Marolt Ranch is now a **non-smoking property**. No smoking / vaping of any kind will be allowed within 25 feet of any building entrance. Violations will be addressed with fines and / or eviction. If you require the ability to smoke in or anywhere near your apartment, **please do not make a reservation.** 
- Requirements to reserve:
  - Full payment of the **\$1,250.00** security deposit: Check or money order made payable to "CITY OF ASPEN" will be accepted. Drop-off or send to: 18 Truscott Place, Aspen, CO 81611. Online credit card / debit card / bank transfer payment can also be arranged through rentcafe.com.
  - A completed and signed copy of this reservation agreement
- Monthly rents will be due on the 1st of each month for the entire lease term, regardless of occupancy dates. Failure to pay on-time will result in cancellation of the reservation. After September 1<sup>st</sup>, first month's rent will be due in addition to the security deposit in order to reserve. Last month's rent will be due before moving in.
- In the event of cancellation before September 1<sup>st</sup>, deposits will be refundable less a **\$200.00** cancellation fee per apartment. If cancellation is requested or caused by non-payment of rent during the lease term after September 1<sup>st</sup>, **the reservation holder will be held responsible for paying full rent until the apartment is re-rented.**
- Prior to taking occupancy of the apartment, each resident (3 maximum per unit) will be required to:
  - Have a seasonal rental application approved, this can be downloaded at <https://www.apcha.org/DocumentCenter/View/872/Seasonal-Rental-Qualification-Packet?bidId=>
  - Arrange lease signing with Marolt Ranch management [maroltranch@cityofaspen.com](mailto:maroltranch@cityofaspen.com) Remote document signing might be required based on health regulations
  - Have a fully paid rental balance including 1st and last month's rent

<b>Name of Reservation Holder &amp; Roommates (if known):</b>	
<b>Email:</b>	<b>Phone #:</b>
<b>Expected Move-In Date:</b>	<b>Requests for apartment location or other notes for management:</b>

By signing below, I acknowledge and accept all the above terms and conditions for this reservation:

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_