

# Trails End Estates, LLC.

9632 Balandra Cir, Eagle River, AK 99577  
(866) 389-8694 FAX (404) 806-6956  
email: [rentals@trailsendestates.com](mailto:rentals@trailsendestates.com)

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Snowcrest #315

Dates: \_\_\_\_\_ Total Cost: \_\_\_\_\_

DEPOSIT & CANCELLATION POLICIES \_\_\_\_\_ PLEASE READ CAREFULLY!!!

1. A \$250 **Deposit** and '50%' of the rent is due within 10 days of booking the reservation. The '**balance total**' is due **45** days **prior** to your arrival. Late payment will forfeit 'guaranteed lodging. If the 'reservation' is made within 45 days of your arrival – full payment, including tax and deposit, is due at time of booking.
2. Cancellation of 'reservation' **45+ days prior to arrival** – full refund, less a \$75 service fee.
3. Cancellation of 'reservation' **44 - 30 days prior to arrival** – forfeits 50% of the rent and \$75 service fee.
4. Cancellation of 'reservation' **29 - 0 days prior to arrival** – forfeits full payment.
5. **No refunds will be allowed for late arrivals, early departures, or no shows.**
6. **No refunds will be allowed for emergencies involving group members and their families or relatives, death, medical, or otherwise.**
7. **We strongly encourage all guests to consider 'travel protection insurance'. Call your home owners insurance company for further information.**
8. Sorry. Absolutely **no pets** allowed in any of our rental units!
9. **Snow guarantee policy.** This policy goes into effect two (2) days prior to your arrival and will remain in effect thru the date of arrival. This snow guarantee policy applies to **Park City Ski Area** due to lack of snow during the scheduled ski season and does not apply to temporary closures. If any one of the following Park City Ski lifts are not scheduled to open: Prospector, First Time and Ski Team Lift – you may cancel your stay for a full refund less a \$75.00 administrative fee.
10. Rental units do **not** have air conditioning.
11. A parking pass is required to park in the Snowcrest parking lot. Each guest will be issued a pass for the duration of their stay. Failure to display the pass in your vehicle will result in your vehicle being towed at your expense. Lost passes will incur a \$40 replacement fee.
12. Our rental unit and the entire Snowcrest apartment complex is **non-smoking**, as per Utah state indoors no smoking act and the property owners. To insure that the next guest(s) has a '**smoke free**' unit, a 'deep clean' charge up to \$1,000 may be assessed to the guest if **any** smoking has taken place in the unit.
13. **Check-in** is at **4:00 PM**; **checkout** is at **10:00 AM**. **Late checkouts will be charged ½ nightly rate.**
14. The owners reserve the right to access a **minimum of \$50 cleaning/damage/loss** charge upon departure. If loss or damage to the condo is found the renter is responsible for actual loss, damage and assessment costs. If no excess cleaning, damage, or loss has occurred to unit during the stay the \$250 deposit will be refunded within 2 weeks.
15. Your signature authorizes the owners to charge your credit card for full rental payment and any cleaning/damage/loss fees, lost keys, long distance phone charges and lift ticket orders.

*The deposit is due within (10) days after booking the reservation.* Your lodging reservation is not officially confirmed until we have your signature on file.

**FINAL PAYMENT:** is due 45 days prior to your arrival date. Visa, MasterCard, Discover, or American Express cards may be used.

**SIGNATURE:**

**NOTE:** MY SIGNATURE ABOVE CONFIRMS THAT I HAVE READ THE POLICES SET FORTH BY THE OWNERS AND I WILL COMPLY WITH THESE RULES AND REGULATIONS

Fax this form ASAP to: **404-806-6956** (OR) Mail to: **Susie and Jeff Smith**  
**9632 Balandra Circle**  
**Eagle River, AK 99577**