

2020-2021 Long Term Rental Rates - Lease until May 1, 2021

Type	Cabin #	Rent	Utils Incl	Elec Heat	#PPL Base/Max	No Pets	Move-In Date
3 Bedroom	13	\$1500			4/6		Nov. 15
Vacation Loft Apt -both have laundry, no pets	GBL	\$1200	yes		4/4	NO	Nov. 15, possibly earlier
Deluxe Mtn. Chalet River (No pets, electric heat)	61, 62, 63	\$775		yes	2/2	NO	Oct. 15
1 Bedroom (No pets)	1	\$750			2/2	NO	Nov. 15
Mountain Chalet	31, 32, 33, 34, 35, 36, 37, 38	\$725			2/2		31-37: Oct. 15 38: Nov. 15
Mountain Chalet (electric heat)	40, 41, 42, 43, 44, 49	\$725		yes	2/2		40, 41, 42, 44, 49: Oct. 15 43: Nov. 15
1 Bedroom	23 , 24, 25, 30	\$675			2/2		C30: Oct. 1 C23, 24, 25: Nov. 15
1 Lg. Room + Futon	9, 10, 11	\$625			2/2		Nov. 15
1 Lg. Room	3,4, 5	\$550			2/2		Nov. 15
1 Small Room	7-8	\$500			2/2		Nov. 15

** some may be available sooner or later than dates above depending on bookings for hunting seasons**

Long Term Cabin Rentals – Lease MUST go thru May 1, 2021-Three Rivers Resort: 970-641-1303

2020-2021

Three Rivers Resort offers long term lodging from November through April (some available in October). We are ideally located ten miles north of Gunnison and twenty miles south of Crested Butte. Daily shuttle service from Gunnison to Crested Butte stops in Almont. Schedule available online or in our office.

The following information applies to all long-term rentals:

- We require first and last month rent upfront along with a security deposit equal to one month's rent.
- 1 Dog is allowed in **some** units with management approval and: a one-time, non-refundable fee of \$150 plus a refundable deposit (due prior to moving in) of \$300 is required.
- No refunds are given for early departures. Lease will go until May 1st, 2021 (**no exceptions**)
- To hold a cabin: complete an application and pay a non-refundable application fee of \$300 which will be applied to your security deposit on the first day of your lease (and will then be eligible for a refund at the end of the lease). If you cancel your reservation before the lease begins, the fee will not be refunded.
- Preference will be given to longer lease periods and/or for leases that go through the month of April. All leases end on May 1st.
- Rent includes Sewer, Water and Trash. Electric and Gas are additional except where noted.
- Most cell phone carriers work in Almont. DSL internet service may or may not be available. Tenants may call Century Link for availability. Land lines for DSL or phone require an additional resort fee of \$100 (one time per season).
- The free county antenna for television is wired into some units. Some units have Dish Network with a TV available for an additional fee of \$50/month.
- **Cabins include furniture only. YOU supply all linens, kitchen items (dishes, pots/pans, small appliance); shower curtains & hooks, and electronics (TV, Internet, Phone).**
- Housing references are required.
- Additional utility deposit may be required for units where utilities are paid in addition to rent.
- **NO HOT TUB ACCESS FOR ANY WINTER RENTALS!**

For additional tenants above the base #, add to rent \$100 per person per month up to the max #.

If a unit becomes available for a lease term that is less than two months, then add 40% to the rent rate.

Fines and possible termination of the lease for:

- Late utility payments-\$10 per day
- Late rent payments-\$10 per day
- Returned checks-\$35
- Subletting-\$75
- Having unaccounted renters-termination of lease
- Extra cleaning at the end of the lease-\$25 per hour (Monthly inspections done)
- Damage to the unit-Parts (\$\$\$) and labor at \$30 per hour (½ hour minimum of \$45) (Monthly inspections done)
- Smoking of cigarettes-\$250 per incident
- Smoking of Marijuana-\$250 per incident and possible termination of lease (smoking marijuana is not allowed on our property anywhere)
- Abandonment of the unit (not telling us you are leaving)-You will be charged the entire amount of the lease and any personal property left behind will not be returned.
- If property is not ready for check out inspection at the date the lease ends, a fee for rescheduling inspection will be \$50
- Lost keys-\$10 each-if lock re-set is needed: \$75