

Three Rivers Resort • 970.641.1303 • email@3riversresort.com
2021-2022 Long Term Rental Rates - Lease until May 1, 2022

Type	Cabin #	#PPL	Rent	Price/person	Utils Incl	Elec Heat	No Pets	Move-In Date**
3 Bedroom	13	2	\$1800	\$900	No			Nov. 24
		3	\$1800	\$600				
		4	\$2200	\$550				
		5	\$2652	\$525				
		6	\$3000	\$500				
Vacation Loft Apt	GBL	1	\$1200	\$1200	Yes		NO	Nov. 1
2BR + laundry		2	\$1500	\$750				
1 Bedroom	4	1	\$750	\$750	No		NO	Nov. 1
		2	\$900	\$450				
Mountain Chalet	31, 32, 33, 34	1	\$750	\$750	No			Oct. 7
1BR + sleeping loft	35, 36, 37, 38	2	\$1000	\$500				
Mountain Chalet	43, 44	1	\$750	\$750	No	√		Oct. 7
1BR + sleeping loft		2	\$1000	\$500				
1 Bedroom	23, 30	1	\$675	\$675	No			Oct. 7 or 9
		2	\$870	\$435				
1 Lg. Room + Futon	9, 10, 11	1	\$650	\$650	No			Nov. 22, 23, 24
		2	\$820	\$410				
1 Lg. Room	3, 4, 5	1	\$575	\$575	No			Cabin 5: Oct. 19
		2	\$750	\$350				3&4: Nov. 23
1 Small Room	8	1	\$550	\$550	No			Nov. 12
		2	\$700	\$350				
Lodge Rooms	A, B, D, F	1	\$850	\$850	Yes		NO	Oct. 7
Hotel Rm w/kitchenette		2	\$1200	\$600				
Fly Shop Apt.	FSA	1	\$1200	\$1200	Yes		NO	Oct. 15
Lg. Studio + Laundry		2	\$1600	\$800				
Mobile Home	#13	1	\$1650	\$1650	No			Oct. 15
3 BR, 2BA + laundry		2	\$1650	\$825				
		3	\$1950	\$650				
Mobile Home	#18	1	\$750	\$750	No			Nov. 5
1.5BR, 1BA + laundry		2	\$900	\$450				
Mobile Home	#22	1	\$900	\$900	No			Oct. 15
2 BR, 1BA +laundry		2	\$1500	\$750				
Mobile Home	#31	1	\$750	\$750	No			Nov. 15
1BR, 1BA		2	\$1000	\$500				
Mobile Home	#32	1	\$750	\$750	No			Oct. 15
2BR, 1 BA		2	\$1000	\$500				
Mobile Home	#44	1	\$1800	\$1800	No			Nov. 7
3BR, 2BA + laundry		2	\$1800	\$900				
		3	\$2100	\$700				

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

Long Term Cabin Rentals – Lease MUST go through April 30, 2022 (depart May 1, 2022)

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 free bus 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:

- First and last month rent due upon move-in along with a security deposit equal to one month of rent also.
- 1 Dog is allowed in **some** units with management approval and: a one-time, non-refundable fee of \$150 plus an additional refundable deposit of \$300 is required upon move-in.
- No refunds are given for early departures. Lease will go until May 1st (**no exceptions**).
- To hold a cabin: complete an application and once approved, pay a non-refundable application fee equal to one month of rent. This will be applied to your security deposit on the first day of your lease. If you cancel your housing reservation before the lease begins, the fee will not be refunded.
- Rent includes Sewer, Water and Trash. Electric and Gas are additional except where noted.
- Verizon and AT&T 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 may require an additional resort fee of \$100.
- The free county antenna for television is wired into some units. Tenants supply TVs.
- Housing references and employment verification are required.
- Monthly inspections will be conducted throughout the lease period on a regular schedule with notice given.
- NO SMOKERS accepted. Smoking cigarettes, marijuana or any other smoke-producing implement is prohibited inside the rental unit.
- **Cabins include furniture only. YOU supply all linens, kitchen items (dishes, pots/pans, small appliance); shower curtains & hooks, and electronics (TV, Internet, Phone). The furniture supplied will remain in the unit and cannot be moved out for other furniture.**
- **NO HOT TUB ACCESS FOR ANY WINTER RENTALS!**

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 - \$35 per hour
- Damage to the unit-Parts and labor at \$55 per hour (½ hour minimum of \$35)
- Smoking of cigarettes or marijuana - \$250 per incident and possible termination of lease (smoking marijuana is not allowed on the property anywhere).
- Abandonment of the unit - Tenant is charged the entire amount of the lease and any personal property left behind will not be returned.
- Lost keys-\$10 each - if lock re-set is needed: \$75