

Three Rivers Resort • 970.641.1303 • email@3riversresort.com
2024-2025 Long Term Rental Rates - Lease through April 30, 2025

Type	Unit #	#PPL	Rent	Price/person	Utils Incl	No Pets	Move-In Date**
1 Small Studio	Cabins 7, 8-	1	\$600	\$600	No		Nov. 8
		2	\$770	\$385			
1 Lg. Studio	Cabins 3, 4, 5-	1	\$675	\$675	No		Nov. 8
		2	\$800	\$400			
1 Lg. Studio + Futon	Cabins 9, 10, 11-	1	\$700	\$700	No		Nov. 20
		2	\$870	\$435			
1 Bedroom	Cabins 23, 24, 25, 30	1	\$750	\$750	No		Nov. 1
		2	\$900	\$450			C24 - Nov. 25
1 Bedroom	Cabin 1	1	\$800	\$800	No	NO	Nov. 8
		2	\$1,000	\$500			
Lodge Rooms	A, B, C, D, F, G	1	\$900	\$900	Yes	NO	Oct. 15 - Nov. 1
Hotel Rm w/kitchenette		2	\$1,250	\$1,250			
Mountain Chalet 1BR + sleeping loft	31, 32, 33, 34, 35, 36, 37, 38	1	\$900	\$900	No		Nov. 1
*Gas heat		2	\$1,200	\$600			possibly Oct. 15
Mountain Chalet 1BR + sleeping loft	43, 44, 49	1	\$900	\$900	No		Nov. 1
*Electric heat, can be expensive		2	\$1,200	\$600			possibly Oct. 15
George Bailey Apt	GBL	1	\$1,200	\$1,200	Yes	NO	Nov. 8
2BR + laundry		2	\$1,600	\$800			
3 Bedroom	Cabin 13	2	\$1,950	\$975	No		Nov. 20
		3	\$1,950	\$650			
		4	\$2,200	\$550			
Mobile Home	#2	1-2	\$1,600		No		Sept. 15
2BR, 1 BA + laundry	*lease thru 4.15.25						
Mobile Home	#17				No		Possibly Dec. TBD
Mobile Home	#18	1-2	\$1,000		No		Nov. 1
2BR, 1 BA + laundry							
Mobile Home	#22	1-2	\$1,600		No		Oct. 15
2BR, 1 BA +laundry							
Mobile Home	#25	1-3	\$2,100		No		Sept. 5
3BR, 2 BA +laundry							
Mobile Home	#28	1-2	\$900		No		Aug. 20 - May 20
1BR, 1 BA + laundry							
Mobile Home	#30	1-2	\$1,600		No		Sept. 15
3BR, 1BA + laundry		3	\$2,100	\$700			
Mobile Home	#31	1-2	\$1,600		No		Sept. 7
2 BR, 1BA +laundry							
Mobile Home	#32	1-2	\$1,200	\$600	No		Sept. 7
2BR, 1BA							
Mobile Home	#36B	1-3	\$2,400		No		
3BR, 2BA +laundry							
Mobile Home	#38	1-3	\$2,100		No		Oct. 15
3BR, 2BA +laundry							
Mobile Home	#39	1-3	\$2,100		No		Oct. 7
3BR, 2BA +laundry							

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, 2025, unless specified

- Three Rivers Resort offers long term lodging from November through April (some available earlier). Daily free bus service from Gunnison to Crested Butte stops in Almont. Schedule available online or in our office.
- 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 plus a security deposit equal to one month of rent.
- 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 through April 30th unless otherwise specified.
- 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.
- Some units include TVs, DirecTV service and shared resort Wifi network.
- Private Wi-Fi is available at your cost with Lumen for DSL or any other carrier for the Almont area.
- Verizon, AT&T, and T-Mobile cell phone carriers work in Almont to some degree.
- 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. Smoking cigarettes, marijuana or any other smoke-producing implement is prohibited inside.

Cabins include furniture only. YOU supply all linens, kitchen items (dishes, pots/pans, small appliance), shower curtains, trash cans, etc. The furniture supplied remains in the unit and will not be moved out.

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 - Minimum of \$250 per incident and possible termination of lease.
- Abandonment of the unit - Tenant is charged the entire amount of the lease and any personal property forfeited.
- Lost keys-\$10 each - if lock re-set is needed: \$75