

## Terms and Conditions for Evans Big Sky Residence

1 The property known as Evans Big Sky Residence is offered for rental subject to the approval of William and Lisa Evans

2 To reserve the residence, the renters should initially check the availability on the e-calendar. Completion of the renter information form is required on line. The renters will then be contacted within 48 hrs by the owners. Acceptance or denial of the rental is totally at the discretion of the owners. After acceptance of the rental, an e-mail confirmation will be sent to the renter.

3 Minimal rental period is 1 week.

4 Maximum rental period is 1 month

5 Maximum number of persons allowed per rental is 10 at the owners discretion

6 Rentals to parties of more than 6 people will be restricted to 1 week maximum

7 50% deposit of the total rent is due within 1 week of receipt of the e-mail confirmation by the renter

8 The remaining 50% is due one month prior to arrival in Big Sky

9 A security deposit of \$500 is also required at the time of the final 50% payment. The renters are expected to respect and care for the property and the residence in a responsible fashion. Any damage or misuse of the property and its contents will be assessed at the termination of the rental period. The owners reserve the right to withhold some or all of the security deposit depending on the degree of damage to the property and its contents. However the sum reserved by this clause shall not limit the renter's liability to the owner. The owner will return the security deposit to the renter, less any deductions within 14 days.

10 Cancellation policy is as follows:

a) cancellation of the rental agreement more than 90 days prior to the arrival date allows 100% return of deposit

b) cancellation of the rental agreement 30-90 days prior to the arrival date allows 50% return of deposit

c) cancellation of the rental agreement less than 30 days prior to arrival allows 0% return of deposit

d) exceptions to the cancellation policy are at the discretion of the owners

11 The owners are not responsible for any damage to or loss of personal property by the renters. Renters are strongly urged to have comprehensive travel insurance in place to cover them for loss of personal property, liability, and illness

12 The renters are asked to be respectful of neighbors privacy and "earspace."

13 A stereo system is available for use upstairs. Bring your ipod or CDs for your personal use. Please keep the volume reasonable! Courtesy is appreciated.

14 A surround sound system for TV and DVD is available downstairs in the media room. The owners will review its use with the renters prior to their arrival

15 Renters are expected to bring their own cell phone for personal phone calls. Reception is generally good in Big Sky.

16 A high speed internet hook up is available at no extra charge to the renter. Bring your own laptop if you desire.

17 Sheets, towels, and linens are provided on arrival and weekly by the owners. Washer and dryer are provided both upstairs and downstairs.

18 The upstairs fireplace is available for renters use. Firewood is available in the garage. Please make sure the flu is open prior to use. Also keep the fireplace doors closed when in use. Renters are requested not to use the downstairs wood stove.

19 The hot tub on the deck is accessible from the master bathroom. Please use that door and not the living room sliders. It is serviced weekly. ALWAYS check the temp before getting in the tub. 4 is the maximum number of people for use at one time.

20 Check in on day of arrival is 4 pm

21 Check out on day of departure is 10 am

22 The owners shall not be liable for any of the following:

a) temporary loss of any public services such as electricity, internet service, or water beyond control of the owners.

b) damage or injury to the renters as the result of adverse, weather, strikes, riots, or other national disasters beyond control of the owners.

c) Any event prior to the rental period which would result in substantial damage or destruction of the property and require cancellation of the rental agreement. In such an event, all monies paid to the owners would be fully refunded to the renters within 7 days.

d) renters slipping or falling on the ice or snow in the winter months. Driveway and walkways will be shoveled prior to each rental but this does NOT eliminate the danger of slipping or falling on these surfaces. Care should be exercised by the renters when walking on the property. Additionally, the owners request that the stairs leading from the back deck to Two Moons Rd. below not be used in the winter. That walkway will not be cleared.

23 The renters should report any problems with the property, defects with appliances or equipment as soon as possible after arrival to the property manager. His name is Markus Kirchmayer with Alpine Property Management. His phone number is 406 570 7316. If you cannot reach him and there is an emergency, please call 239 565 3331.

24 The owners total liability to the renters shall never exceed the total amount paid to the owners for the rental period.