

## Marolt Ranch Housing Conditional Rental Agreement

I/we the undersigned, understand the following procedures necessary for reserving and taking occupancy of a unit at **Marolt Ranch Seasonal Employee Housing**. **Marolt Ranch** units are rented or held on a first come first serve basis with no specific unit promised. If my deposit money is received after **Marolt Ranch** is fully occupied, my full deposit will be returned to the address provided below and I will not have a unit. Rent is based on the month a lease is signed (per the website information for “Marolt Ranch Seasonal Housing”), and includes local phone for all units. Rent excludes parking, cable television, phone and internet. Parking is limited and available first come first serve for \$75.00 per month.

I/we understand that sending a deposit in advance of my actual occupancy does not allow me to take occupancy without first obtaining Colorado Identification and employment approval by the Aspen Housing Office. If approval is not obtained, I cannot occupy the unit held by the monies sent in advance. I understand that if I do not qualify, the monies sent in advance will be refunded less the rental amount deducted for holding the unit beginning the date my deposit was originally received.

I/we understand that monthly rent must be received by the 5<sup>th</sup> of each month to the address below from the date my original deposit was received until I qualify and take occupancy of the unit even if I am not residing there in order to hold this unit until my arrival. If rent is not received by the 5<sup>th</sup> of each month, my unit will no longer be held for me and a portion of my deposit will be used until the unit is rented to another person with the balance refunded.

I/we understand that no more than three persons can occupy this unit and all occupants of this unit must be approved by the Aspen Housing Office and sign all lease documents with the **Marolt Ranch** property manager.

My deposit required to reserve a unit, if received before **Marolt Ranch** is sold out is made **PAYABLE TO: THE CITY OF ASPEN** for the total of the last month’s rent (April), first month’s rent and security deposit of one month’s rent. Rent for the first month will be calculated from the day my deposit is received by the Marolt Ranch property manager.

I will send the deposit and rent monies to: **Marolt Ranch Seasonal Housing**  
**c/o Aspen/Pitkin County Housing Authority**  
**530 East Main St./Lower Level**  
**Aspen, CO 81611**

By signing this document, I/we fully understand the above and must accompany this signed document with my payment via mail. We accept cashier’s checks and money orders. Credit cards and wire transfers are not accepted. The City of Aspen housing office is not responsible for mail service.

First occupant- Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_

E-mail: \_\_\_\_\_

Second roommate-Print (if necessary) \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_

E-mail: \_\_\_\_\_

Third roommate-Print (if necessary) \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_

E-mail: \_\_\_\_\_