

Amenity		Sub-Standard
Code	Description	These units are below the standard of quality expected at The Gant and in Aspen, and may contain many of the original furniture pieces, decorative items, appliances, and the like. Considerable upgrading is needed in order for these units to provide an acceptable price/value relationship in comparison to other units at The Gant. Though furnishings, carpet and décor items are in good condition, the style and decor may be dated, and decorative integration and design is lacking.
First Impressions		
Hard Goods	Furniture	Most furnishings and décor of average quality, reflect current industry trends; matching and coordinated.
Hard Goods	Specific Lighting	Adequate, functional lighting.
Hard Goods	Television/ Entertainment	40" (minimum) flat panel television & DVD required in living room. 32" flat panel television (minimum) & DVD required in all bedrooms. Audio system w/ Ipod connection (or Bluetooth compatibility) required. Telephones required in all bedrooms. Recommended: Central audio system w/ Ipod connection (living room).
Hard Goods	Mattresses & Box Springs	Older, but adequate mattresses and box springs.
Hard Goods	3 bedroom bed configuration	Recommended: one king, two queens, and convertible king; or one king, one convertible king.
Soft Goods	Bedding	Gant signature white duvet covering system. Owner supplies high quality decorative pillows, bed skirt or decorative box spring cover when appropriate, as well as decorative throw or bed scarf.
Hard Goods	Walls, Artwork, Wall Coverings	Average quality framed art or poster art. Close to original wall texture or wall paper.
Capital Improvements	Closets	Generous closet space in entry and kitchen for guests. Enough closet space in bedrooms for at least two occupants per bedroom.
Hard Goods	Patio furniture	In good repair. No plastic furniture.
Capital Improvements	Flooring	Average quality carpet and flooring in good condition.
Soft Goods	Window Treatments	Sill-length, lined average quality backed full or semi-blackout draperies; may have only blinds or shades. Average condition.
Soft Goods	Miscellaneous	Limited or none.
Soft Goods	Plants	Limited or none.
Capital Improvements		
Capital Improvements	Entry Features	Close to original condition.
Capital Improvements	Doors & trim	Close to original with few improvements.
Capital Improvements	Ceilings/General Lighting	Adequate functional lighting.
Capital Improvements	Bathroom	Close to original with few improvements. Average quality fixtures.
Capital Improvements	Vanities	Close to original with few improvements. Average quality fixtures.
Capital Improvements	Fireplace	Close to original with few improvements.
Capital Improvements	Kitchen hardware	Close to original with few improvements. Average quality fixtures.
Hard Goods	Appliances	Close to original with few improvements.
Capital Improvement	#2 (#4) Vanity/Bath Reconfiguration	Not required.
Capital Improvement	#1 Bedroom Reconfiguration	Not required.
Capital Improvement	#3 Bedroom & Bath Reconfiguration	Not required.
Capital Improvement	Skylights & Additional Windows	Not required.
Capital Improvement	Sound Mitigation	Not required.

Amenity		Standard
Code	Description	All furnishings, carpet, walls, artwork, bedspreads and bedding, accessories and other appointments are of very good quality, reflect current decorative trends, and are in near perfect condition. The unit has a feeling of a coordinated style. Cabinetry and counter tops, floor and bath tile, and fireplace have been remodeled. Doors and door hardware may or may not have been remodeled but are still in good condition. Unit will have all listed amenities for this category. It is recommended that amenities be upgraded to a higher category.
First Impressions		
Hard Goods	Furniture	Furnishing and décor of very good quality; matched or well-coordinated; reflect current industry trends. Four or more drawers in dresser or credenza. Sleeper sofa.
Hard Goods	Specific Lighting	Very good quality functionally decorative specific lighting which enhances overall room décor.
Hard Goods	Television/ Entertainment	40" (minimum) flat panel television & DVD required in living room. 32" flat panel television (minimum) & DVD required in all bedrooms. Audio system w/ Ipod connection (or Bluetooth compatibility) required. Telephones required in all bedrooms. Recommended: Central audio system w/ Ipod connection (living room).
Hard Goods	Mattresses & Box Springs	Gant signature mattress and box spring sets. Most requested: king and two queens; or king and convertible king.
Hard Goods	3 bedroom bed configuration	Recommended: one king, two queens, and convertible king; or one king and two convertible kings.
Soft Goods	Bedding	Gant signature white duvet covering system. Owner supplies high quality decorative pillows, bed skirt or decorative box spring cover when appropriate, as well as decorative throw or bed scarf.
Hard Goods	Walls, Artwork, Wall Coverings	Well coordinated, very good quality wall décor. Very good quality matted and framed artwork; all properly hung. Texture and paint in good condition
Capital Improvements	Closets	Generous closet/cabinet space in entry and kitchen for guests. Enough closet space in bedrooms for at least two occupants per bedroom.
Hard Goods	Patio furniture	Very good quality and well coordinated furniture on all balconies. Chairs and tables are required but patio should not look cluttered. NO PLASTIC!
Capital Improvements	Flooring	Very good quality carpet in very good condition. Entries, kitchens, vanities, and baths have wood, granite, marble, or tile floors with have very good quality area rugs.
Soft Goods	Window Treatments	Very good quality draperies, blinds, or shades; with valances. All in excellent condition and highly functional.
Soft Goods	Miscellaneous	May have hard cover books displayed in a decorative manner which add to décor of unit. Games and soft cover books stored in closed cabinets.
Soft Goods	Plants	No silk plants.
Capital Improvements		
Capital Improvements	Entry Features	Remodeled entryway with ski rack.
Capital Improvements	Doors & trim	Doors and trim are most likely still original but are in very good condition and without blemishes.
Capital Improvements	Ceilings/General Lighting	Very good quality functionally decorative general lighting throughout unit which enhances overall room décor. Generous lighting in living area utilizing track, recessed, or mono-points. Bedrooms with recessed and/or wall sconces switched at door and bedside. Living area and bedrooms have ceiling fans.
Capital Improvements	Bathroom	Granite, marble, stone, or very good quality ceramic tile finishes. Very good quality glass enclosures or double shower curtains. Very good quality faucets and fixtures.
Capital Improvements	Vanities	Large very good quality vanity raised to 36". Granite, marble, stone, excellent quality tile countertops. Solid wood cabinets.
Capital Improvements	Fireplace	Remodeled w/ very good quality façade and framed screen enclosure, w/ recessed LCD television (unless unit has extended living area).
Capital Improvements	Kitchen hardware	Very good quality kitchen with solid wood or other quality material cabinets. Solid or tile granite/stone countertops. Very good fixtures and door hardware.
Hard Goods	Appliances	Very good quality coordinated appliances reflecting current trends including built in microwave. Strongly recommended: Washer & Dryer.
Capital Improvement	#2 (#4) Vanity/Bath Reconfiguration	Not required.
Capital Improvement	#1 Bedroom Reconfiguration	Strongly recommended: Redesign of floor plan for spatial improvement. Use of built-in cabinetry to allow appropriate floor space to accommodate a king bed and offer a luxurious presentation.
Capital Improvement	#3 Bedroom & Bath Reconfiguration	Not required.
Capital Improvement	Skylights & Additional Windows	Recommendation: Addition of skylights in top floor units in entry, kitchen, vanities. Replacement of living area end wall window w/ operable awning style, or addition of this window.
Capital Improvement	Sound Mitigation	Recommendation: Addition of acoustic insulation and "sound board" in walls and ceilings. Minimally, all bedroom ceilings. Strongly recommended: Shared walls and exterior walls adjacent to walkways, drive/parking areas, and other noisome areas. Suggested: Interior walls, notably bedroom walls adjacent to living area.

Amenity		Deluxe
Code	Description	Deluxe rated units reflect careful attention to detail and a coordinated, current style. All furnishings, carpet, cabinets, counter tops, doors, door hardware, artwork, accessories and other appointments are of excellent quality, reflect current decorative trends, and are in near perfect condition. Minimally, these units feature spatial re-designs of kitchen, fireplace, #1 bedroom closets. Unit will have all listed amenities for this category. It is recommended that amenities be upgraded to the higher category.
First Impressions		
Hard Goods	Furniture	Excellent furnishings and décor reflect current industry trends; well-coordinated throughout and in harmony with the theme of the unit. Bedroom armoires and credenzas must have four or more drawers or there must be built in dressers and hanging space. Sleeper sofa.
Hard Goods	Specific Lighting	Excellent quality functionally decorative specific lighting which enhances overall room décor.
Hard Goods	Television/ Entertainment	40" (46") (minimum) flat panel television & DVD required in living room. (Blu-Ray recommended when replacing or adding new players. Especially with wireless capability so that guests can sign into their own Netflix, HBO-Go, etc.). 32" (minimum) flat panel television & DVD required in all bedrooms. Central audio system w/ Ipod or Bluetooth connection required. If central audio system is not possible, a high quality soundbar in the living room with Bluetooth compatibility be a substitute. Components must be in a decorative enclosure or otherwise handsomely displayed. Telephones required in all bedrooms.
Hard Goods	Mattresses & Box Springs	Gant signature mattress and box spring sets w/ at least one king bed. Recommended: king and two queens; 2nd best option, king and convertible king.
Hard Goods	3 bedroom bed configuration	Recommended: one king, two queens, and convertible king; or one king and two convertible kings.
Soft Goods	Bedding	Gant signature white duvet covering system. Owner supplies excellent quality decorative pillows, bed skirt or decorative box spring cover when appropriate, as well as decorative throw or bed scarf.
Hard Goods	Walls, Artwork, Wall Coverings	Excellent quality wall décor. Excellent matted and framed artwork: all properly hung. Texture and paint reflecting current trends. Flat finish drywall (level 5) is not recommended due to difficulty of repair of nicks and scratches. Light skip trowel is recommended.
Capital Improvements	Closets	Generous closet/cabinet space in entry and kitchen for guests. Enough closet space in bedrooms for at least two occupants per bedroom.
Hard Goods	Patio furniture	Excellent quality and well coordinated furniture on all balconies. Chairs and tables are required but patio should not look cluttered.
Capital Improvements	Flooring	Excellent quality carpet in excellent condition. Entries, kitchens, vanities, and baths have wood, granite, marble, or tile floors with have excellent quality area rugs.
Soft Goods	Window Treatments	Excellent quality draperies, blinds, or shades; with valances. All in excellent condition and highly functional. Recommend blackout blinds/shades or very heavy drapes in bedrooms.
Soft Goods	Miscellaneous	May have hard cover books displayed in a decorative manner which add to décor of unit. Games and soft cover books stored in closed cabinets.
Soft Goods	Plants	No silk plants.
Capital Improvements		
Capital Improvements	Entry Features	Remodeled entryway with ski rack or ski closet.
Capital Improvements	Doors & trim	Solid wood panel doors with excellent quality hardware including closet doors. New baseboards and trim. Baseboard heaters are decoratively covered.

Capital Improvements	Ceilings/General Lighting	Living/Dining area: Excellent quality refinished ceiling coordinated with theme. Excellent quality functionally decorative general lighting scheme throughout unit which enhances overall room décor. Centrally switched generous lighting in living area utilizing track, recessed, or mono-points. Bedrooms with 4-5 recessed cans along foot of bed(s) switched at door, and 1 can over each pillow switched bedside. Recessed cans in bathrooms - recommended 3 in vanity area, two over tub/shower, and one over toilet. Decorative sconces on vanity mirror. Living area and bedrooms have ceiling fans.
Capital Improvements	Bathroom	Granite, marble, stone, or excellent quality ceramic tile finishes. Excellent quality glass enclosures or double shower curtains. Excellent quality faucets and fixtures. Strongly recommended: a. Conversion of a bath to walk-in shower. b. Raised ceilings. c. Updated deep porcelain or cast iron tubs. Fiberglass/acrylic tubs are not allowed due to leakage, as well as wear and tear due to the amount of cleaning that is involved in rental condos.
Capital Improvements	Vanities	Large, excellent quality vanity raised to 36". Granite, marble, stone, in slab or tile, countertops. Solid wood cabinets.
Capital Improvements	Fireplace	Remodeled with excellent quality façade and framed screen enclosure, with recessed LCD television (unless unit has extended living area).
Capital Improvements	Kitchen hardware	Excellent quality enlarged kitchen with solid wood cabinets, solid or tile granite/stone countertops, and full backsplash. Excellent fixtures and door hardware.
Hard Goods	Appliances	Excellent quality coordinated appliances reflecting current trends (stainless steel or paneled) including built in microwave. Washer & dryer is required in all two, three and four bedroom deluxe as of 4/17/2015 and one bedroom deluxe units as of 4/17/2016.
Capital Improvement	#2 (#4) Vanity/Bath Reconfiguration	Recommended: Vanity & bath redesigned to large luxurious bath area. This design typically necessitates built-in cabinetry in the bedroom.
Capital Improvement	#1 Bedroom Reconfiguration	Redesign of floor plan for spatial improvement. Use of built-in cabinetry to allow appropriate floor space to accommodate a king bed and offer a luxurious presentation.
Capital Improvement	#3 Bedroom & Bath Reconfiguration	Not required.
Capital Improvement	Skylights & Additional Windows	Recommendation: Addition of skylights in top floor units in entry, kitchen, vanities. Replacement of living area end wall window w/ operable awning style, or addition of this window.
Capital Improvement	Sound Mitigation	Addition of acoustic insulation and "sound board" in walls and ceilings, minimally, all bedroom ceilings. Strongly recommended: Shared walls and exterior walls adjacent to walkways, drive/parking areas, and other noisome areas. Suggested: Interior walls, notably bedroom walls adjacent to living area.

Amenity		Premier
Code	Description	A special category reserved for those units that are truly outstanding in terms of quality and comfort, and present a professionally designed overall décor. Owners of these rental units have provided well-furnished, exceptionally decorated, luxurious, handsome and unusually comfortable vacation lodging. These units feature the five primary spatial re-designs. (Two bedroom: Entry, kitchen, fireplace, #1 bedroom closets, #2 vanity/bath). Premier units will continually maintain a fresh, "like new" look with all furnishings, doors, door hardware, walls, cabinets, counter tops, carpet, bathrooms, artwork and appointments in excellent condition and will show a meticulous attention to detail. Units will have all listed amenities in this category.
First Impressions		
Hard Goods	Furniture	Luxurious furnishings and décor reflect current industry trends; extremely well-coordinated and elegant in harmony with the theme of the unit. Bedroom armoires and credenzas must have four or more drawers or there must be built in dressers and hanging space. Sleeper sofa.
Hard Goods	Specific Lighting	Superior quality functionally decorative specific lighting which enhances overall room décor.
Hard Goods	Television/ Entertainment	40" (46") (minimum) flat panel television & DVD required in living room. (Blu-Ray recommended when replacing or adding new players. Especially with wireless capability so that guests can sign into their own Netflix, HBO-Go, etc.). 32" (minimum) flat panel television & DVD required in all bedrooms. Central audio system w/ Ipod or Bluetooth connection required. If central audio system is not possible, a high quality soundbar in the living room with Bluetooth compatibility be a substitute. Components must be in a decorative enclosure or otherwise handsomely displayed. Telephones required in all bedrooms.
Hard Goods	Mattresses & Box Springs	Gant signature mattress and box spring sets, w/ at least one king bed. Recommended: king and two queens; 2nd best option, king and convertible king.
Hard Goods	3 bedroom bed configuration	Recommended: one king, two queens, and convertible king; or one king, and two convertible kings.
Soft Goods	Bedding	Gant signature white duvet covering system. Owner supplies excellent quality decorative pillows, bed skirt or decorative box spring cover when appropriate, as well as decorative throw or bed scarf.
Hard Goods	Walls, Artwork, Wall Coverings	Exceptional, high-quality wall décor and art work. Sophisticated prints or lithographs with enhanced matting and frames; all properly hung. Texture and paint reflecting current trends. Flat finish drywall (level 5) is not recommended due to difficulty of repair of nicks and scratches. Light skip trowel is recommended.
Capital Improvements	Closets	Generous closet/cabinet space in entry and kitchen for guests. Enough closet space in bedrooms for at least two occupants per bedroom.
Hard Goods	Patio furniture	Superior quality and well coordinated furniture on all balconies. Chairs and tables are required but patio should not look cluttered.
Capital Improvements	Flooring	Outstanding quality carpet in excellent condition. Entries, kitchens, vanities, and baths have wood, granite, marble, or tile floors with superior quality area rugs. Patios can be tiled with outdoor rated decorative tile.
Soft Goods	Window Treatments	Superior quality draperies, blinds, or shades; with valances. All in excellent condition and highly functional. Recommend blackout blinds/shades or very heavy drapes in bedrooms.
Soft Goods	Miscellaneous	May have hard cover books displayed in a decorative manner which add to décor of unit. Games and soft cover books stored in closed cabinets.
Soft Goods	Plants	No silk plants.
Capital Improvements		
Capital Improvements	Entry Features	Remodeled and enlarged entryway with ski closet.
Capital Improvements	Doors & trim	Solid wood panel doors with superior quality hardware including closet doors. New baseboards and trim. Baseboard heaters must be decoratively covered.

Capital Improvements	Ceilings/General Lighting	Living/Dining area: Superior quality refinished ceiling coordinated with theme. Crown molding recommended. Superior quality functionally decorative general lighting scheme throughout unit which enhances overall room décor. Centrally switched generous lighting in living area utilizing track, recessed, or mono-points. Bedrooms with 4-5 recessed cans along foot of bed(s) switched at door, and 1 can over each pillow switched bedside. Recessed cans in bathrooms - recommended 3 in vanity area, two over tub/shower, and one over toilet. Decorative sconces on vanity mirror. Living area and bedrooms have ceiling fans.
Capital Improvements	Bathroom	Granite, marble, stone, or superior quality ceramic tile finishes. Superior quality frameless tall glass enclosures or double shower curtains. Raised ceilings. Outstanding quality fixtures. Updated deep porcelain or cast iron soaking tubs. Fiberglass/acrylic tubs are not allowed due to leakage, as well as wear and tear due to the amount of cleaning that is involved in rental condos. Strongly recommended: Conversion of a bath to walk-in shower.
Capital Improvements	Vanities	Large, superior quality vanity raised to 36". Granite slab or comparable superior quality material counter tops. Superior quality solid wood cabinets.
Capital Improvements	Fireplace	Remodeled with superior quality façade and framed screen enclosure, with recessed LCD television (unless unit has extended living area).
Capital Improvements	Kitchen hardware	Superior quality enlarged kitchen with solid wood cabinets, solid granite/stone countertops, and full tile backsplash. Superior fixtures and door hardware.
Hard Goods	Appliances	Superior quality appliances reflecting current trends (stainless steel or paneled) including built in microwave. Washer & Dryer mandatory.
Capital Improvement	#2 (#4) Vanity/Bath Reconfiguration	Vanity & bath redesigned to large luxurious bath area. This design typically necessitates built-in cabinetry in the bedroom.
Capital Improvement	#1 Bedroom Reconfiguration	Redesign of floor plan for spatial improvement. Use of built-in cabinetry to allow appropriate floor space to accommodate a king bed and offer a luxurious presentation.
Capital Improvement	#3 Bedroom & Bath Reconfiguration	Redesign of floor plan for spatial improvement. Master bath should be luxurious. Typically necessitates use of built-in cabinetry to allow for more floor space and luxurious presentation of bedroom & bath.
Capital Improvement	Skylights & Additional Windows	Recommendation: Addition of skylights in top floor units in entry, kitchen, vanities. Replacement of living area end wall window w/ operable awning style, or addition of this window. Recommended that sliding glass door be replaced with taller version, requiring moving baseboard heating under current slider.
Capital Improvement	Sound Mitigation	Addition of acoustic insulation and "sound board": walls and ceilings, minimally, all bedroom ceilings, shared walls and exterior walls adjacent to walkways, drive/parking areas, and other noisome areas. Suggested: Interior walls, notably bedroom walls adjacent to living area.