

Twin Mountain Cabin Ruidoso, NM

1. CHECK-IN TIME IS 4:00 PM New Mexico time and CHECK-OUT TIME IS 10:00 AM New Mexico time. NO Early Check-ins or late Check-outs without prior approval.
2. This is a NON SMOKING cabin.
3. Pets are NOT PERMITTED at any time
4. DAMAGE/RESERVATION DEPOSIT: A damage/reservation deposit of \$250 is required and must be received within 2 days of making the reservation. This deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - There has been no smoking inside the cabin
 - There have been no pets inside the cabin
 - All contents of cabin have been accounted for and there is no damage
 - The cabin doesn't require any excessive cleaning
5. PAYMENT: An advance payment equal to 50% of the rental rate, plus cleaning fee and NM tax, is required 60 days before arrival. The remaining 50% is due 30 days prior to arrival.
6. CANCELLATIONS: Cancellations for rental dates from November 15 through January 15 must be received no later than 45 days prior to the arrival date or no refund will be made. For all other dates, cancellations must be received no later than 30 days prior to arrival. If cancellations are received after the cutoff date, a partial refund may still be made provided the unit can be rebooked. An early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. See item number fourteen (14) of this contract.
7. MAXIMUM OCCUPANCY: The maximum number of guests is limited to eight (8) adults and two (2) children not older than 6 years.
8. NO DAILY MAID SERVICE: Although linens and bath towels are included in the cabin, daily maid service is not included in the rental. A washer and dryer are available for your use at no extra charge.
9. RATE CHANGES: Rates are subject to change without notice until a reservation is made; no change in rates will be made after a reservation is confirmed.
10. FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money, and the party will not be permitted to check in, or will be asked to leave.
11. WRITTEN EXCEPTIONS: Any exceptions to these policies must be approved in writing in advance.
12. PARKING: Parking is limited to four (4) vehicles. Vehicles are to be parked in the garage and driveway only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Only one parking space is available in the garage; owner's airport car is also stored in the garage.
13. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. The road to Twin Mountain Cabin is maintained by the City of Ruidoso; however, the cabin is located high in the mountains and is subject to the types of weather that can be expected at those elevations. We recommend that you come prepared for driving in adverse winter conditions. Chains and/or 4 wheel drive vehicles may be required.
14. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. If you wish to purchase travel insurance, go to <http://www.InsureMyTrip.com> for details and to purchase.

15. **SEPTIC SYSTEM:** The cabin is on a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at any time. If it is found that improper products have been flushed and have clogged the septic system, you will be charged to have the system unclogged. Typical charges run about \$200.
16. **WOOD STOVE:** Ashes can remain hot and capable of igniting combustible materials for up to 72 hours after fire appears to be out. **DO NOT DUMP ASHES ON THE GROUND. DO NOT PLACE ASHES ON WOODEN DECKS, IN GARBAGE CANS, TRASH DUMPSTERS, OR IN PAPER BAGS OR BOXES.** Placing ashes in dumpsters can result in a fire and a possible fine. **PLEASE DO NOT USE CHARCOAL LIGHTER FLUID IN THE STOVE.**
17. **CAMPFIRES & FIREWORKS:** Outdoor fires and fireworks are prohibited by law!
18. Candles, lanterns, or any portable device with an open flame may not be used either inside or outside the cabin. Matches or propane lighters may be used to light the wood stove, but may not be used outside.

I hereby give permission to charge my credit card for damages and/or missing items that exceed the amount covered by my \$250 damage deposit. I agree that all rental monies may be non-refundable per the cancellation policy above. I have read my rights to purchase travel insurance. By signing below, I agree to all terms and conditions of this agreement.

Arrival day/date: _____ Departure day/date: _____

Printed name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Cell: _____

E-Mail address: _____

Number of adults: _____ Number of children: _____

Last 4 digits of credit card: _____

Name on card: _____

Signature _____ Date _____