

Twin Mountain Cabin

Ruidoso, NM
Owned & Operated by JJC Family, LLC

1. CHECK-IN TIME IS AFTER 4 P.M. New Mexico time AND CHECK OUT IS 10 A.M. 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/security deposit of \$250 is required. 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 – A \$250 deposit is required when you make your reservation. A payment equal to 50% of the rental rate, plus cleaning fee and NM tax is due 60 days prior to arrival. The remaining 50% is due 30 days prior to arrival.
6. CANCELLATIONS: Cancellations for rental dates from Nov 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 – While 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 subject to change without notice until reservation is made; no change in rates will be made after 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 garage; owners' airport car is in garage.
13. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. It is available through <https://www.csatravelprotection.com/> or <https://www.insuremytrip.com/> . There may be other vendors also; search for "Trip Insurance."

Initials

14. 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 clogs the septic system, you will be charged to have the system unclogged. Typical charges run about \$200.

15. 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.

16. CAMPFIRES & FIREWORKS: OUTDOOR FIRES AND FIREWORKS ARE PROHIBITED BY LAW!

17. 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 (#6 above) and 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: _____

Credit Card Type _____ Card Number _____

Name on Card _____

Address of Card _____

City, State, Zip _____

Expiration Date _____ Security code on back _____

Signature _____ Date _____

Winter Conditions Agreement Twin Mountain Cabin

If your stay is between November 1 and March 31, please read and sign this agreement.

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, it is located high in the mountains and subject to the types of weather that can be expected at those elevations. You must come prepared for driving in adverse winter conditions. If it snows even lightly, you will need chains as a very minimum. For substantial snow, you will need a 4 wheel drive vehicle with chains on all 4 wheels. Tow trucks are available, but expensive. Please come prepared.

If snow is forecast, please purchase enough food and supplies to last several days before going to the cabin. Although not common, we have had several snow storms that have left the roads in Ruidoso impassable for a day or two.

I have read and understand this agreement.

Arrival date: _____ Departure date: _____

Printed name: _____

Signature _____ Date _____