

RENTAL RULES AGREEMENT CONTRACT

36 BRANDING IRON CLOUDCROFT, N.M. 88317

This contract is made between owners Daniel and Sheila Gallegos and Renter for use of Mountain Meadow Haven rental property, located at 36 Branding Iron, Cloudcroft, N.M.

Please fill in any incomplete information and mail this along with check to: Sheila Gallegos 4572 Gerald Dr., Las Cruces, N.M. 88007. Make check payable to Sheila Gallegos. If paying with Credit Card, please include all necessary Credit Card information Including the 3 Digit Security Code on the back of your Credit Card to: mountainmeadowhaven@live.com If you will be faxing the Agreement & Credit Card payment information, please fax to: (575) 526-2248.

The following information is for MMH only and will not be given to anyone else.

Name _____

Complete Address

Home Phone _____ Cell-Work _____

Email Address

Check in Date _____ # of Nights _____ Check out Date _____

Number of Occupants: Adults _____ Children _____ (Maximum of 6 People)

1. **Reservations:** Your reservation will be secured upon receipt of payment along with signed Rental Contract. Payment must be received within 7 Days after verbal reservation is made.
2. **CHECK- IN 4:00 PM CHECK – OUT 11:00 AM**
3. **Cleaning Fee:** A one-time CLEANING FEE of \$50 will be added to the Rental Price.
4. **NO SMOKING IN OR AROUND CABIN. NO PETS Allowed. NO Fireworks or Firearms.** Violations by any guests for Smoking in or around cabin, a Smoke Damage Charge will incur up to \$500. If it is a Pet Violation, then up to a \$300 Damage Charge will incur. This will be charged to your Credit Card or will be billed through an Invoice. **Please Respect our Property and help us to keep it Clean and Safe.**
5. We do Not Rent to Hunters, Vacationing Students or Singles Under 25 Years of age.
6. Vehicles are allowed on Gravel Driveway only. **No Off Roading on this Property or in the Cloud Country West Community.**
7. Our Home is Privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises. The owners are not responsible for the loss

of personal belongings or valuables of guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from use of the premises.

8. **Storm policy / Road Conditions** – No refunds will be given for Storms or adverse Road conditions. Mountain roads in winter time can be icy. Four Wheel Drive and or Chains are often necessary in snowy or icy conditions. In dry seasons there are often fire danger restrictions that all agree to abide by.
9. Occasionally, appliances or other household items can and will malfunction. The owners will try to service these as soon as possible. Every reasonable effort is made to keep the property in good order. Please notify us of any problems as soon as possible. Temporary loss of water and electricity are common in this mountain area. Owners do not make any refunds or discounts for these problems that are beyond our control.
10. There are 2 means of heating the Cabin. A Standard Furnace and a Pellet Stove. Both have thermostats. Pellets are provided by owners and are located under stairwell inside the closet.
Guests agree to read and follow instructions for pellet stove before turning on.
11. Our home is NOT child-proof, therefore, **no children under 6.**
12. **Trash:** There is No trash service at the cabin. No trash is to be left outdoors. A bear proof dumpster is provided at the corner of Trading Post and Canyon Trail (you pass it coming in).
13. **Septic:** This house has a septic sewer system. There is **no garbage disposal in kitchen.** Do NOT put any grease, coffee grinds, food items or personal hygiene products down sinks or toilets.
14. Property reserved, sight unseen is represented by the owners as realistically as possible with regard to space, physical condition, and it is agreed that it is the obligation of all guests to abide by the terms of this contract.
15. **Violating Contract:** Owners reserve the right to refuse rental or discontinue occupancy if in the owner's opinion, guests are detrimental to property or in violation of this contract without any financial reimbursement.
16. **Payment - Cancellation:** We accept bank check, travelers check, personal check, or credit cards (Visa, MC). Cancellation at least 30 days prior to arrival will receive a full refund minus a \$25.00 service charge. (Holiday period must be at least 60 days) If less than noted time period, a refund will only be given if cabin is re rented less a \$50 service charge.

Signature _____

Date _____

By signing this contract you are stating that you have read the conditions and agree to all the terms above. It is our hope and desire that you will really enjoy your stay in our home, and will want to return again. Please write any comments you have on our web page and the guest book in the house. Thank you!