



4 Bears Cabin Rental Agreement

Please be aware that we must charge a Lincoln County Lodger's Tax of 5% of your total rental amount plus the cleaning fee. This amount does not appear on your total amount due from the booking agency (Airbnb or VRBO). This amount will appear as a separate payment request from your booking. This is a new tax as of 1/1/2020. By accepting this Rental Agreement, you are acknowledging acceptance of this additional amount due. (for example a 3 night rental that totals \$1050 plus the \$175 cleaning fee would be a total of \$1225.00 and the additional tax would be \$61.25). We are sorry for the inconvenience of this amount not showing on your totals from the booking agency, but they refuse to collect this tax for their customers.

CHECK-IN TIME: Check in time is 3:00 p.m. but may, by pre-arrangement, be earlier depending on housekeeping or prior guests departing from the property.

CHECK-OUT TIME: Check-out time is 11:00 AM, Mountain Standard Time. Late departure is allowed only by pre-arrangement if another renter is not arriving and the cleaning schedule permits.

Refunds and Cancellations: Our refund policy is as follows for all cancellations: A full refund will be made *if reservation is cancelled 30 days prior to the first date of rental*. If cancellation is made *less than 30 days prior* from the first date of the reservation, no refund will be made unless the cabin can be rented for the cancelled dates. If cabin is rented, a \$50.00 cancellation fee will be deducted from the deposit refund.

4 Bears Cabin is a **NO PET, NO SMOKING** property. This means no pets are allowed on the property and no smoking is allowed on the property. If you have smokers in your group, they must smoke on the road above the property. In no case should the cigarette butts be disposed of on the property. All fire restrictions posted by the Lincoln National Forest service must be observed (signs are posted in Ruidoso). Dispose of cigarette butts in a container (to be provided by you). *Dried pine needles are extremely flammable*, PLEASE DO NOT THROW CIGARETTE BUTTS ON THE GROUND NEAR THE CABIN!

An inventory of the cabin will be made after you leave. Cost of replacement of any broken or missing items will be deducted from the rental deposit. Renter should notify owners of missing or broken items at time of check-in.

Fireplace: The remote control for the LOPI Natural Gas Fireplace is on the wall next to the thermostat. Press the power button to turn it on...Be patient, it takes a few seconds to fire up. There are controls for the flame height, lighting, blower and temperature... or you can just turn it on & off. Please use only when adults are present, do not light and leave. The fire box will get extremely hot, so be cautious and do not let children play near when hot.

- A gas grill is provided for our property. Do not place charcoal or wood in the grill. *The grill must be reasonably clean before leaving the property*. There will be a \$15.00 cleaning fee deducted from the security deposit if the grill is unreasonably dirty. If the propane tank is left empty, please make a note so that it can be refilled for the next guests. Tanks can be refilled

at IGA, Albertson's, Chisum's Convenience Store, Club Gas, Wal-Mart or Thriftway Markets. If you find the tank empty and wish to have it filled we will refund the amount of the refill to you upon notification and a copy of the receipt (can be scanned and sent by email.) Motor Homes: No hook up or use of any camper is allowed on the property.

- All trash is to be removed from the property by the renter at the time of departure. Trash receptacles are located behind the Chisum's Convenience Store at the near the entrance to Sun Valley. We encourage you to recycle plastic and cans. The code for the garbage area will be provided to renter in check-in documents emailed prior to arrival. Please do not give the code to anyone outside Sun Valley Subdivision.
- Dishes must be washed before leaving the property and kitchen must be clean.
- All used towels should be stacked in the laundry room or at the top of the stairs on the main level of the cabin. It is greatly appreciated if you will wash a load of towels and place them in the dryer prior to your departure.
- Bed linens can be left on the beds or removed and placed in a pile for the housekeeper.
- When checking out of the cabin, please set both up and downstairs furnace thermostats to 55 degrees in winter time and turned off in summer. Lights should be turned off and windows must be locked before leaving.
- **Damage or Accidental Injury-** Guests are solely responsible for any damage or personal injury while on the property. Any accidents or injury to any person or loss sustained by any person, including loss of money, jewelry, or other items of personal property arising out of or in any way related to guest use of the premises is solely the responsibility of the renting guest. ***Owners will not be held liable in any way or manner for injuries or personal property loss while on the 4 Bears Cabin property or otherwise.***
- ***Do not lean or stand on deck rails*** or allow children to play around the rails. The rails are not meant to be weight bearing in any form. Please read this rental agreement carefully before accepting the terms of the rental. Your reservation is proof of your acceptance of the terms of this rental agreement.

We are happy to have you as our guests. Please contact us if you have any questions.

Important Phone Numbers: Owners:

Kelly Branscom - 505-414-0315 (mobile)

Housekeeper: Theresa Smith - 660-247-3160

CABIN PHONE NUMBER - 575-336-1923

Cabin Address - 115 Mogul Road, Alto, NM 88312