

## RENTAL AGREEMENT | "Can't Bear to Leave"

1. The property is located in: Ruidoso, New Mexico 88345 The property is furnished with one king and one queen sized bed upstairs, one full sized bed downstairs, one couch, two recliners, reading chairs, game table and chairs, deck chairs, book shelves, dining table, full sized refrigerator, microwave, pots/pans, set of 12 settings of dishes, silverware, coffee pot, linens, towels, blankets, window and ceiling fans, phones for local calls, cable 42" downstairs, and 54" HDTV (DVD) upstairs, counter chairs, washer/dryer, high speed WIFI, outside furniture, portable folding chairs, outside grill, and game table with shelves of puzzles, games, cards, dominoes and poker set.
2. The number of adults and children noted in the reservation, **not to exceed 6.**
3. People other than those in the guest party, set forth in the rental agreement, may not stay overnight at this property. **The maximum occupancy of the cabin is 6 people.** There is no exception due to City Ordinances regarding the sewer and water use. Any additional guests reported by the management will result in a \$300.00 fine.
4. The Reservation: Begins at 4:00 p.m. on the "Check-in Date" Ends at 11:00 a.m. on the "Check-out Date".
5. This property requires a 2-3 night minimum stay. No rentals over 29 days.
6. The rental party and anyone else the Guest permits on the property to abide by the following rules at all times while at the property.
7. **The garbage must remain in the cabin until you are ready to take it to the "Compactor" located on Cedar Creek Road.** All household trash can be deposited there at no cost. There are many animals in this area that will make a mess of your garbage and be attracted to the outside space if you ignore the correct disposal of your trash.
8. Parking is limited to three vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted.
9. There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the cabin.
10. The fireplace is **not to be used (clearly stated on listing).**
11. **There is NO SMOKING anywhere in the cabin. We have guests that are very allergic. If you smoke outdoors please use the sand buckets located at the bottom of the spiral stairs.** There is a \$300.00 fine. Please see Lincoln County Fire Rules on the refrigerator.
12. Keep the property and furnishings in good order. Please **do not move the furniture or outside grill.** Please replace games, cards, puzzles, to their original places.

13. **Pets are NOT allowed as we have guests that are allergic to pet dander.** Violations will result in immediate eviction. Management will report signs which will result in a \$300.00 fine. This is strictly enforced.
14. Any tampering with the outside Cabin Security System will result in a \$100.00 charge. If you or your guests move the cameras it will also result in a negative review status with VRBO/AirBNB. The entrances are protected by surveillance to ensure your safety.
15. The cabin is on public water and a private septic system. The septic system is very effective; **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at any time. Clog the septic system, you could be charged damages of up to \$500.00.
16. No refunds will be given for storms. We recommend four-wheel drive and/or chains during the snow months. We do not refund due to road conditions.
17. **Check Out Procedures:** Guests are asked to leave the kitchen tidy, remove bed sheets and leave them on top of the bedspread, place towels on the floor outside the laundry room closet. Be sure to take all trash to the compactor located on Cedar Creek. Please leave mini split heat on 68 and return mini split remote to the holder on the wall.
18. Violation of one or more of the Rental Rules may subject the Guests to eviction without a refund of the rentals paid.
19. SCREENING  
I give permission to the property manager to use a third-party to screen my identity and check criminal databases to confirm my reservation. Complete terms regarding the guest screening can be provided by the property manager. You may receive an email to complete your screening. Please check your spam inbox for this email and contact the property manager if you have any questions.

**Thank you for choosing Peaceful Pines for your travels to the Sierra Blanca Mountains in Ruidoso New Mexico.  
We hope you have an amazing time!**

**On the DAY OF your check-in, you will receive the CHECK-IN DETAILS via email shortly before 4 pm.**

**Please check your spam/junk folder if you do not receive by 4:15 pm.**

**IMPORTANT: if you don't receive code by 4:30 pm please call us immediately before we close at 5 pm (AFTER-HOURS LINE: 541-265-1983)**