



Three luxurious condominiums in the shadows of Taos Ski Valley, New Mexico!

TAOS MOUNTAIN TWINS RENTAL AGREEMENT

Reservations Details

Unit: __ Ponderosa __ Piñon
Arrival: ____/____/____
Departure: ____/____/____
Number of nights: _____
Number of guests: _____ (list names and ages of guests below):

Rental rate: \$ _____ (per day)
Rental total: \$ _____
Cleaning fee: \$ 125.00 (once for entire stay)
Total: \$ _____
Deposit: \$ _____
Remainder due/date: \$ _____ by ____/____/____

Please read this rental agreement carefully. Upon check-in you will be asked to sign this agreement, thereby agreeing to the Rules and Regulations listed below. Taos Mountain Twins agrees to lease the premises at the rental rate and time period stated above and to the undersigned subject to the following terms and conditions:

1. Check-in time is 4:00 P.M. A custom access code to the unit's keyless entry system will be provided prior to your arrival.
2. Checkout time is 11:00 A.M. Please lock all doors and windows prior to departing.
3. ABSOLUTELY NO PETS permitted on the premises. Tenant's breach of this provision is considered material and shall result in the termination of Tenant's occupancy and loss of Security Deposit.
4. ABSOLUTELY NO SMOKING allowed in condominiums. Such smoking will result in termination of Tenant's occupancy and total loss of the Security Deposit.
5. You agree that we or our designers may enter during reasonable hours and inspect the premises for any reason during your stay.

6. The Piñon and Ponderosa are privately owned and reflect the owner's individual tastes and requirements. Please do not remove furnishings or kitchen items to another unit.
7. All units are equipped with private telephones. Tenants are responsible for all long distance calls made in the unit during the period leased. Collect, phone card or credit card is the only means of making long distance calls. Local and incoming calls are available at no cost.
8. Condominiums are furnished for normal housekeeping with dishes, cookware, flatware, glasses and basic appliances. We are also pleased to provide bed linens, towels, pillows, bath soap, cleaning and paper products.
9. ZERO TOLERANCE: Guest and members of his party shall not use or permit to be brought into condominiums any illegal controlled substances, firearms or items hazardous to persons or property.
10. Locked doors contain owner's personal property. Please respect these locked closets, cabinets or rooms. These are NOT INCLUDED as part of your rental.
11. Property will not be rented to any person under the age of 25. Children must be accompanied by an adult.
12. Unless waved by prior arrangement, tenant shall abide by the maximum occupancy limits of each unit (Ponderosa: 8, Piñon: 8) and will face eviction, without refund, for non-compliance.
13. Tenant agrees to hold harmless, owner or agent for any damages to your personal property or for any accident that may occur to you or those in your party during your occupancy, in or on the property or any articles left on or in the property.
14. A credit card is required on all reservations for security. If there is any damage or missing items, excluding normal wear and tear, the credit card will be billed accordingly.
15. Tenant shall be fully responsible for any damage to the premises plus reasonable costs of collections, including reasonable attorney fees, if necessary.
16. Cancellation policy: If you cancel within 60 days of your arrival date, your deposit will be non-refundable; 60-120 days of your arrival date 50%; longer than 120 days 80% (if the property is re-rented for some or all of your reservation period, you will be refunded your rental and fees on a night-by-night).

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

I AGREE THAT I HAVE READ THIS AGREEMENT, UNDERSTAND IT AND AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS.

Signature: _____ Date: ____/____/____

Full name: _____

Address: _____

Telephone: _____