

Thank you for choosing Mama Bear's Place!

Our goal is to provide you with a Clean, Comfortable and Cozy stay.

Guests are responsible for any missing items, damages to the property or contents, and additional cleaning fees due to neglect or misuse during their stay. The **COST FOR ADDITIONAL CLEANING AND/OR TO REPAIR DAMAGES OR REPLACEMENT OF MISSING ITEMS** will be charged to your credit card.

Mama Bear's Place is 100% NO SMOKING! (inside or out), subject to \$100.00 fine + an additional cleaning fee if the no smoking policy is violated. **If you smoke on this property or cause any damages which require us to shut down the house for deep cleaning or repairs, not only will you be charged an additional cleaning fee, but you will also be charged the nightly rental rate for however many nights we have to shut down the house for cleaning and repairs.**

Pets are not allowed in the house or on the premises. If you are caught with a pet, you will be asked to leave without a refund. If the pet has been in the cabin you will be charged a \$75.00 cleaning fee.

Burning candles or incense is not permitted at any time. No firepits, campfires, or open flame.

Maximum Capacity is a total of 4 people (including babies & children):

You are paying only for the number of people you booked on your reservation. There will be an extra charge of \$10.00 plus tax per person, no matter what their age, per night for any additional guests you have in the house during your stay.

Outdoor grills: A gas grill is provided for your use. No charcoal grills are permitted.

CHECK OUT TIME IS 11:00 am.....PLEASE:

1. Leave keys in the drop box located to the right of the front stairs
2. Take out all the trash to the dumpster (There's a trash compactor on Cedar Creek and multiple dumpsters at the end of Alpine Village Road.)
3. Turn down thermostat to 55 degrees
4. Shut all windows
5. Turn off all lights
6. Wash, dry, and put away all dishes
7. If you use the oven, clean up after yourself

If you choose to disregard any of the policy or check out procedures, you may be charged a *minimum* additional fee of \$35.00 on your credit card.

Renter acknowledges that the premises rented are in a rustic country environment subject to exposure to weather, uneven and rocky ground, wild animals and other potential dangers that could cause injury to renter. Renter agrees to hold harmless Owner from and against any and all injuries that befall renter and/or anyone in renter's party and/or any invitee of renter while upon the premises and its environs, excepting only those injuries which are caused by Owner's gross negligence or willful misconduct.

THANK YOU- *Sandy & Jason*

I have read and agree with the policies set forth. _____ date _____

For reservations starting on Dec. 18-Jan. 2,
please use the Holiday Confirmation on
the next page instead.

MAMA BEAR'S PLACE
c/o COZY BEAR CABINS
PO Box 1142
RUIDOSO, NM 88355
575-630-0094
cozybear@windstream.net

RESERVATION CONFIRMATION

Dear Guest,

Thank you for booking your reservation at Mama Bear's Place.

This form must be returned to confirm your reservation!

Check in time is 3 pm. (flexible). Please pick up your keys at our office at 100 Fifth Street. If you anticipate a late arrival, please let us know and we can make arrangements for late check-in.

If you cancel your reservation, a two week notice is required. If you cancel less than two weeks prior to your scheduled arrival date, you will be charged for a one night stay on your credit card. If you cancel within 48 hours of your reservation, you may be charged for your entire stay. **A \$25 transaction fee will be withheld on all refunds to help reimburse us for our processing costs.**

IF YOU FAIL TO CANCEL YOUR RESERVATION AND DO NOT SHOW UP FOR YOUR STAY, YOUR ENTIRE SCHEDULED STAY MAY BE CHARGED TO YOUR CREDIT CARD.

PLEASE REMEMBER NO PETS AND NO SMOKING!

We regret to have such harsh penalties in our reservation policy. However, after a rash of no-shows and having to turn customers away, we have no choice but to protect our interests and the interests of our return guests. We understand that things happen in life that are unexpected and cannot be foreseen, so we are willing to discuss such matters with you should they arise. Just give us a call and talk with us.

I have read the reservation and cancellation policies, and agree with the terms set forth.

Signature

Arrival date

Departure date

Date

This form is only for reservations starting
on Dec. 18- Jan. 2.

MAMA BEAR'S PLACE
c/o COZY BEAR CABINS
PO Box 1142
RUIDOSO, NM 88355
575-630-0094 (phone)
575-315-0527 (fax)
cozybear@windstream.net

HOLIDAY RESERVATION CONFIRMATION

Dear Guest,

Thank you for booking your reservation for Mama Bear's Place.

**Please return this confirmation via email, fax, or
mail to confirm...Thanks!!**

Check in time is 3 pm. Please pick up your keys at our office located at 100 Fifth Street. If you anticipate a late arrival, please let us know and we can make arrangements for late check-in.

**FOR THE UPCOMING HOLIDAY SEASON (DEC. 18th THRU JAN. 2nd):
A NONREFUNDABLE DEPOSIT OF HALF THE BALANCE WILL BE
TAKEN AT THE TIME THE RESERVATION IS MADE. THE
REMAINING BALANCE MUST BE PAID IN FULL BY DECEMBER 7th.
IF CANCELLATION OCCURS AFTER THIS DATE YOU MAY BE
CHARGED FOR THE ENTIRE AMOUNT OF YOUR RESERVATION.**

PLEASE REMEMBER NO PETS AND NO SMOKING! *** Also: we do NOT charge a cleaning
fee, however, there will be a \$35.00 minimum charge if policies are not followed or the house
requires additional cleaning.***

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I have read the reservation and cancellation policies and agree with the terms set forth.

Signature

Arrival date

Departure date

Date