

Welcome to Mesilla Paradise Condo. By visiting this website and accessing the information, resources, services, products and/or tools provided, you understand and agree to accept and adhere to the following terms and conditions as stated in this policy.

We reserve the right to change these terms & conditions from time to time without notice. You acknowledge and agree that it is your responsibility to review these terms & conditions periodically to familiarize yourself with any modifications, and that your continued use of this site and our services after such modifications will constitute your agreement to any modified terms and conditions.

Furthermore, we reserve the sole right to modify this website, including any of the site's features, at any time with or without notice to you. We will not be liable to you or any third party should we exercise such right.

Any new features that modify or enhance the services on this site shall also be subject to these Terms & Conditions.

1. Rates are listed on the website and include a non-refundable cleaning fee of \$100 and a refundable damage deposit of \$100 (returned if the condo is left in the same condition as before).
2. Our cancellation policy is if we are notified 30 days in advance, we give 100% refund and if notified 14 days in advance, we give 50% refund. Prior to 14 days notification, we do not give a refund.
3. We will try our best to accommodate you during your stay, but are unable to issue a refund if you are not happy with your stay.
4. Check in is 4 PM and check out is 11 AM.
5. Smoking is NOT allowed
6. People other than those in the Guest party may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
7. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00 p.m. – 8:00 a.m.
8. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
9. Keep the property and all furnishings in good order
10. Only use appliances for their intended uses
11. PETS are permitted only with prior approval and are limited to dogs < 50 pounds with a non-refundable \$50 pet deposit. All pets must be leashed at all times. Guest is responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
12. Parking is available on the grounds and in carport #4.
13. Housekeeping: There is no housekeeping service. We will provide you with the name and phone number of a housekeeper should you decide to retain her services. While

linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Guests must return all linens, towels and appliances.

14. Garbage should be emptied in the dumpster outside of the unit, near the carport.
15. Travel Insurance – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) for details and to purchase.
16. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise