

EE-EM ENTERPRISES, INC.
Db: Horse Lover Lodge
17005 Cream Ridge Road
Rockbridge, Ohio 43149
Web site: www.HorseLoverLodge.com
Email: HockingHideOut@gmail.com

RENTAL AGREEMENT:

This short term agreement is made by and between Horse Lover Lodge and _____ (renter) as of the date last set forth on the signature page of this agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Terms of the Lease:** Check In: 4:00-7:00pm (Additional charges may apply if renter does not check in between 4:00-7:00pm or makes a special arrangement for late arrival). Check out: 12:00 noon. There is no daily housekeeping service.
2. **Rental Rate, Deposit, Fees and Cancellations:** Renter agrees to pay a deposit of (\$290.00) when making reservations. (**\$500.00 Deposit for NEW YEARS EVE GROUPS**). Deposits will confirm scheduled dates of occupancy.
 - a. Deposit is for security and shall be refunded within 5 days via payment method of check, provided no deductions are made due to the following:
 - i. Damage to the property and furnishings or missing items
 - ii. Dirt or other mess requiring excessive cleaning
 - iii. Pets or smoking in the house
 - iv. Any other cost incurred by homeowner due to guests stay.
 - v. Dishes cleaned, all soiled linens placed in bathroom.
 - b. Renter agrees to pay full rental rate fourteen (14) days in advance of arrival. A 30 day cancellation is required for full deposit refund, less \$50 processing fee.
 - c. No refunds given for storms, inclement weather, acts of God, or mechanical failures.
 - d. Home owner and manager not responsible for loss or damage of personal items as well as injury/loss of horses or pets.
 - e. If you brought horses, clean stalls/ manure into the designated dump area.
3. **Maximum Occupancy:** 15 unless prior permission from manager
4. **Rental rules:** Renter, along with all guest renter permits on the property shall abide by the following rules:
 - a. Pets are NOT allowed in the house.
 - b. No Loud music or excessive noise
 - c. NO smoking in the house
 - d. Renter shall not sublet this agreement
 - e. Possession of illegal substances is prohibited
 - f. Discharging of any firearms on premises is prohibited
5. **Access:** Renter shall allow Homeowner/manager access to the property for purposes of repair.
6. **Liability:** The Renter agrees to assume all responsibility for any accident, injury or damage that may result in or about the premises, to persons or property, and that the owner or manager of the premises shall not be held liable, or responsible for such injury, accident or damage. Renter assumes the risk involved with the use of the hot tub and any and all other rental facilities and agrees to save harmless and indemnify the Owner from

any and all claims and liability of any nature which may arise by reason of the use of the same renter or others using the same during renter's occupancy.

WARNING: Under the equine activity liability act, each participant who engages in the equine activity expressly assumes the risk of engaging in and legal responsibility from injury, loss, or damage to person or property resulting from the risk of equine activities. Ohio revised code 2501.32

- 7. **Hot Tub:** When using hot tub, remember, there is a certain health risk associated with this facility. Please do not allow children to stand on the hot tub covers. Hot tub covers are for insulation purposes and are not designed to support a person or luggage, etc. Remember when not using hot tub, leave cover on so hot tub will stay warm. NO children under the age of 15 permitted in the hot tub without adult supervision.

Please do not allow more then 4 in hot tub at one time.

- 8. **BARN/PASTURES:** There is an additional fee of \$50 for bringing horses. This fee covers the use of the new horse facility that was built in May 2012. Bring your own bagged shavings. Please, NO straw or round bales of hay. Stalls and Shelter area must be cleaned prior to vacating premises.
- 9. **Firewood:** There is an "honor box" for firewood. Please donate due to the significant amount of effort donated to provide this convenience.

Renter has fully read and understands the terms and conditions of this Rental agreement and hereby gives permission to charge my credit card as per the terms of this agreement or provide prompt payment upon receipt of itemized statement:

Renter: _____ **Reservation Date:** _____

How many night staying? _____

Please Print Name: _____

Renters address: _____

City: _____ **State:** _____

Phone number: _____

Email: _____

Credit card MUST be associated with revolving account issued by a bank, NOT A DEBIT CARD.

Credit CardNumber: _____

Expiration: _____ **V#** _____

Type of Credit card: _____

Driver's License number: _____

Today's Date: _____

Names of Additional Guest: _____

Are you bringing horses? _____ **(Horse fee listed above)**

Additional fee's for horses is NOT subject to regional bed tax.

To alleviate paypal/credit card charges for collecting and returning deposits, we prefer you make your deposits via check made out to the following company listed below (EE-Em Enterprises, Inc.)

TO CONFIRM YOUR RESERVATION, YOU MUST SIGN AND RETURN A.S.A.P. TO:

EE-EM ENTERPRISES, INC.	Fax/phone (419)756-5978
994 Millsboro Road	Cell (419)544-2146
Mansfield, OH 44906	Thank you, Teresa