

SHORT-TERM RENTAL AGREEMENT
(Please Print Legibly in Ink)

This agreement made on **2/28/2018** between: Name(s): _____ (hereinafter called "the Tenant") and **Dr. Barbara Sheffield** (hereinafter called "the Landlord") concerning the short-term rental of the property located at: **1545 Sandbridge Rd, Virginia Beach, VA 23456.**

Tenant's Phone: _____

Tenant's Address: *Tenant to write in:* _____

Total people in Renting Party: -- Adults: -- Minors: -- Pets: -- (At least one responsible guest to be of age 25 or older)

Rental period begins at **3pm** on **--/--/18**

Rental period ends at **10am** on **--/--/18**

Early check in or late check-out: **None**

Terms of the Agreement

1. The Landlord has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenant shall vacate the premises at the time and date in which the rental period ends, as listed in this agreement.
2. The Tenant shall maintain the premises in a good, clean, ready-to-rent condition, and use the premises only in a careful and lawful manner. The Tenant shall leave the premises in a ready-to-rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the premises be left in a lesser condition. The Tenant agrees that the Landlord shall charge the Tenant's provided credit card if the Tenant causes damage to the premises or its furnishings.
3. The Tenant shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the provided trash receptacles. Soiled Dishes are to be placed in the dishwasher and/or cleaned. One load of laundry is to be started upon check-out.
4. The Tenant shall pay for any damage done to the premises over and above normal wear and tear. The Landlord reserves the right to charge the credit card provided for incidentals, should damage be caused by the Tenant and party.
5. Pets are allowed at the premises with a fee of \$150 per week for the first animal, and \$50 per week for each additional animal. Pets must remain on leash while outside and owners must clean up pet waste with provided bags.
6. The Tenant shall not sublet the property.
7. The Tenant shall have no more than 14 (fourteen) persons present on the premises at any time, unless approval is given in writing by the Landlord prior to check-in. The Landlord reserves the right to charge the credit card provided for incidentals per the Event Fee structure located at The Seahorse at Sandbridge website.
8. The Tenant shall behave in a civilized manner and shall be good neighbors, respecting the rights of the surrounding property owners. The Tenant shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and the Tenant shall then immediately vacate the premises. Quiet hour starts at 10 PM and outdoor noise should be kept to a minimum. All pre-arranged events require written approval from the Landlord with the appropriate Event Fee applied to the reservation.
9. There shall be NO smoking inside the premises. Smoking is permitted outside the home and waste must be disposed of in provided receptacles.
10. The Landlord shall provide towels, linens, cups, knives, forks, spoons, dishes, and other items as commonly used by the Landlord's family. These provided items are to remain in the premises and are not to be damaged. It is recommended that you bring beach towels to take off the grounds.

TENANT'S APPROVAL (INITIAL): _____ **DATE:** _____

11. The Tenant and the Tenant's Guests shall hereby indemnify and hold harmless the Landlord against any, and all, claims of personal injury, property damage or loss, arising from use of the premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss, which the Landlord may maintain on the property, does not cover the personal property of the Tenant, and that the Tenant should purchase their own insurance for the Tenant and Guests if such coverage is desired.
12. Booking/Reservation Fees secure bookings only and are not refundable unless stated otherwise in writing by the Landlord.
13. The Tenant agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by the Landlord enforcing this agreement.
14. The Tenant expressly acknowledges and agrees that this agreement is for transient occupancy of the Property, and that the Tenant does not intend to make the property a residence or household.
15. Like any property, the home may experience outages that are beyond our control. We report outages as each occurs. No refunds or compensation will be given for any outages.
16. There shall be no refunds of payments due to shortened stays or ruined expectations because of weather conditions.
17. The property is made available for approved events and may be shown to qualified renters during the Tenant's stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's vacation. The Tenant shall allow reasonable viewings of the home between 10 a.m. and 8 p.m.
18. There shall be no refunds of payments due to shortened stays or ruined expectations because of work and family emergencies or other commitments.
19. It is the Tenant's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning being in hot tub and pool or being around the hot tub and pool. The Tenant agrees to have a responsible adult to supervise minors while they are in the hot tub. The Tenant is hereby notified that the hot tub and pool can be dangerous, and the Tenant accepts fully the risks involved.
20. Only legally owned and permitted firearms shall be allowed on the premises according to state and local laws.
21. The Tenant agrees that fireworks and other hazardous materials shall not be used in or around the property.
22. The Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of payments or deposits.
23. The Tenant agrees not to access the "owner's closets", even if unlocked, which contains cleaning supplies and chemicals that could be hazardous to children and adults.
24. The Tenant is advised that the property contains a gas grill, and other gas-powered items and will seek help from management if the proper operation of such items is not fully understood.
25. The property has a fire extinguisher installed near the kitchen area. It is the duty of the Tenant to inform management immediately should they be unable to locate the fire extinguisher. The Tenant agrees to use the fire extinguisher only for true emergencies.
26. The property has fire alarms installed and they are believed to function properly at the time of rental. The Tenant will notify management without delay if a fire alarm "chirps" or has a low battery condition.
27. The Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.
28. The Tenant shall see to their own security while on the property by locking doors, windows, garage doors, etc. when it's prudent to do so.
29. Valuable items left behind by the Tenant will be held for the Tenant and every reasonable effort will be made to contact the Tenant for return. If items held for longer than 6 months are not claimed, they shall become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

TENANT'S APPROVAL (INITIAL): _____ **DATE:** _____

30. Cable TV is provided, and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content or personal preferences with regard to cable TV service.

31. High speed internet is provided as a convenience only and is not integral to this agreement. No refund of payments shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

32. The Tenant agrees that air conditioning shall not be set below 72 degrees, heat shall not be set above 72, and that the fan setting shall be set on "Auto". Doors and windows shall be closed when either heat or air conditioning is in operation.

33. The Seahorse ownership and management will make every attempt to keep all amenities shown available and in good working condition. However, amenities are subject to change and no refunds will be made for lack of amenities during your stay.

34. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

35. Cancellations that are made before the 1st rental payment is made will forfeit the reservation and booking fee deposit. Cancellations that are made after the 1st rental payment is made will forfeit the reservation fee, booking fee deposit, and 1/2 of the rental payment. Cancellations made once the final rental payment has been made does not warrant any refund of payments or deposits.

36. Payments are acceptable in the form of traveler's checks, bank money orders, or cashier's checks. Credit cards are accepted over the phone or the Tenant may make a payment via PayPal. Payments must be received by the listed due date on the provided reservation confirmation.

37. Horses are property of Equine Innovations, Ltd and contact, including feeding, is strictly prohibited unless permission is granted by management. Neither person nor animal are to enter the fenced areas or barn for any reason unless permission is granted by management. However, if permission is granted, the Tenant and their Guests accept full responsibility for their own safety.

38. Any reservation obtained under false pretense will be subject to forfeiture of all payment, and the Tenant and party will not be allowed to check in.

39. The Tenant agrees to abide by instructions and advisement of the property-keep, barn-hand and employees of The Seahorse.

40. The Tenants agrees to park only in designated paved areas and not on the grass, neighboring properties or in a manner which prevents free access to the equestrian facilities.

41. Any written exceptions to the above-mentioned policies must be approved by the Landlord or management in writing prior to the Tenant's rental period start date.

Landlord address: Equine Innovations, Ltd
2744 Sonic Drive #105
Virginia Beach, VA 23453
Attn: Dr. Barbara Sheffield

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant (printed) _____

Tenant (signed) _____ **Date** _____

Landlord (printed) _____

Landlord (signed) _____ **Date** _____