

SUMMIT VIEW FARM RENTAL AGREEMENT

For house at 120 Smyre Road, Zirconia, NC 28790. The following is a contract between

_____, Lessee(s) of _____,
and James Lee and Maureen Robinson, Lessors.

Sign & return with deposit to Lee Robinson,
357 Smyre Place Lane, Zirconia, NC 28790.

Rates: Weekly (6nights/7days)- \$600.00. Monthly- \$1600.00 (October...\$2000 or \$750.00 per week), Thanksgiving Week - \$750.00, Dec... \$1750.00/ Xmas-New Year's Period (Dec. 23-Jan1) \$125 per night, 4-night minimum. Cleaning Deposit - \$100.00. 12.75% tax is collected on total contract amount except stays longer than 90 days. Extra nights are billed at \$95.00 per night except Oct. (\$125). Other than Xmas/New Year's all rentals must be 6 nights or longer. Long term rental is available. Rates may be changed without notice.

Payment: If you book more than 30 days prior to your arrival, a deposit of 30 % of the rental fee is required to hold your rental. We must receive a personal check or postal money order within 7 days of initial booking. Once it is received, your dates are firm. A cleaning deposit of \$100.00 is due with your unpaid balance 30 days before your arrival. Failure to comply results in automatic forfeiture of deposit and cancellation of rental. Any rental made within 30 days of occupancy requires full payment of all monies upon booking. If the following provisions are met, your cleaning deposit will be returned to you within ten (10) days of your departure: "House is left in the condition you found it. No unusual cleaning is required".

Approved Pet(s) Only: Please refer to Pet Guidelines for information. An honest description must be given of your pet. Pet must be trained to the level of your description as to being housebroken, coming when called, safe in public, does not bite, or have separation anxieties. A \$10.00 a day non-refundable pet cleaning charge is assessed up to \$100.00.

Cancellations: For a full refund, cancellation must be received in writing (or email) 30 days prior to occupancy. Thereafter, cancellation will result in the forfeiture of your deposit. No refunds of any kind will be given for leaving prior to end of rental period, inclement weather, illness, or failure to appear.

Moving In/Out: You can occupy the house no earlier than 2:00PM unless otherwise arranged. You must leave by 11:00 AM to avoid additional charges. Instructions for entering the house will be mailed/emailed to you after final payment is received.

Indemnification: Lessees agree that Lessors can use part or all of the "Security/Cleaning Deposit" as reimbursement for any damages, unusual cleaning problems, or unnecessary service calls that occur or result from Lessees stay, and that this right may be exercised at Lessor's sole discretion. Owners/Lessors/Heirs/Assigns will not be liable for any damages to personal property or liable for any accidents that may occur to you, your family members, any member of your party, and/or any pet(s) during your occupancy in or on the property. Owners/Lessors are not responsible for articles left on premises. There will be a \$10.00 charge in addition to shipping and handling for the return of any item left behind. Lost & Found will be held for 30 days after which time such items will be donated to charity.

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Miscellaneous:

1. Only approved pets complying with the K9 requirements are allowed. Owners/Lessors reserve the right to terminate your stay immediately should your pet(s) be found with fleas.

- This event will automatically result in full forfeiture of security/cleaning deposit.
2. No smoking is allowed in the house. A special cleaning fee will be assessed in the event of smoking.
 3. There must be at least one person 28 years or older occupying the house during the entire stay.
 4. Your party cannot exceed four(4) members. Children in cribs are excepted.
 5. Bed and Bath linens are provided. A starter supply of bath soap, dishwasher soap, paper towels, and toilet paper are provided. Please bring your own beach towels.
 6. All furnishings and accoutrements must remain in the house. Telephones are provided for local calls.
 7. The house is part of a working farm. While the pastoral setting can be seductive, visitors are asked not to violate the obvious fenced boundaries containing the animals unless you have the express permission of the Owners/ Lessors. In any event, Lessees hold harmless the Owners/ Lessors/ their Heirs and Assigns should an accident of any kind occur during a permitted or uninvited interaction with the animals.

Summit View Farm K 9 guest requirements

I have been traveling with my 4 legged companions for many years. I am a dog professional and happy to offer a vacation spot that welcomes trained pets owned by responsible people. The following list of requirements is designed to protect your pet and my property . It only takes one non-responsible owner to ruin it for the rest of us.

Owning and traveling with a dog requires thoughtful responsibility because the pet, just as a child, depends on you for its safety and well-being. You are staying in my second home, not a motel. If your pet has an accident of any kind, please call us. We are just up the hill. We would prefer to fix it asap, thus saving you a much larger cleaning fee. Remember, I understand accidents can happen with the best trained pets.

1. Dogs must be impeccably housebroken. No pet shall be left unattended, free, in the house. We will be happy to supply a crate or xpen should you want to leave your pet in the house instead of the kennel in your absences. All kennel use should be reserved ahead. Boarding is \$15 per day.
2. Your pet must be on frontline flea preventitive May through November. Should your pet have fleas you will be charged an extra \$100 cleaning fee. Please provide a copy of your shot records showing current rabies & DPHL vaccinations. Should you want to be in the dog school or kennel area, your pet will also need to be protected with a kennel-cough vaccine. If you plan to use the kennel, the sooner you fill out a kennel contract located on the dogworksagility.com web site, the better your chances will be of getting in the six-run kennel.
3. We ask that you keep your pets off the furniture. If you cannot, then please cover the furniture and beds with the available supply of green blankets
4. Since this is a working farm with rare breed sheep and chickens, you MUST keep your pet under control on a six foot, non-retractable leash anytime you might be on the farm or dog school side of the property. Retractable leads locked down to six feet are not acceptable. This leash requirement is absolute. Do not allow your pet to harrass my livestock My sheep are not thrilled to meet your pet through the fence. The barn and pastures are off limits unless a visit is arranged with Maureen or Lee. Should you wish to observe an agility class, please do so from the bench area above the agility ring. Please do not allow your pet to mingle nose to nose with Dog Works clients. Many of these dogs are not trained and may not be friendly.

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5. There are ample places for a trained dog to safely walk unleashed. Your pet can also enjoy a romp in the fenced agility field when it is not in use. Use of the agility equipment must be arranged. Do not attempt "a try" to see if your pet can do it, tempting as it might be! Clean up after your dog is required anywhere a person might walk. Please carry poopbags with you.

Required Information:

*Name:_____

*Street Address:_____

City_____State_____ Zip_____

