

JUST HORSE’N AROUND FARM, LLC SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement is made by and between Just Horse’n Around Farm, LLC (Owner) and _____ (Guest) 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:

Property: The property is located at:

373 Snell Road
Shelbyville, TN 37160 (**DO NOT SEND PAYMENTS TO THIS ADDRESS
See Address to mail below**)

The property is furnished and includes refrigerator with icemaker, dishwasher, microwave, stove/oven, charcoal/barbecue grill (must provide own charcoal), TV, washer/dryer (washer requires use of HE laundry detergent), sheets, and towels.

Rental Party: The rental party shall consist of Guest and the following Persons:

Term of the Lease: The lease begins at 1:00 p.m. _____ (Check-In Date) and ends at 4:00 p.m. _____ (Checkout Date).

Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while on the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by these rules at all times while on the property.

Access: Guest shall allow Owner access to the property for purposes of repair and inspection. Owner shall exercise this right of access in a reasonable manner.

Rental Rate and Fees: \$200 per night. A deposit of \$200 is due at time of booking. The deposit is for security and shall be applied toward the rental fees (provided no deductions are made due to damage to the property or furnishings, dirt or other mess requiring excessive cleaning, or any other cost incurred by Owner due to Guest’s stay). Payment in full of \$200 per night multiplied by the number of nights to be rented shall be due at least 24 hours before the Check-In Date. **A \$400 deposit required for Celebration booking (10-day minimum stay). Any booking for more than 7 nights will require a minimum deposit of \$400.**

Payment: Acceptable payment methods are PayPal, credit card, or personal check mailed to 309 Snell Road, Shelbyville, TN 37160. **Payment in full and a signed copy of the Rental Agreement must be submitted prior to taking occupancy.**

Maximum Occupancy: The maximum number of guests is limited to 8 persons. Master bedroom has one king bed; second bedroom has one queen bed; and third bedroom has one double bed, with a twin trundle bed.

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Minimum Stay: This property requires a 2-night minimum stay.

Hold Harmless: Guest shall indemnify Owner against and hold Owner harmless from any and all liability, claims, demands, actions or damages, including attorney’s fees, that may arise from or in any manner be occasioned by the condition, use or occupancy of the demised property by Guest, its officers, agents, servants, employees, customers, contractors, invitees and/or licensees, and Guest shall defend Owner against any such claims, demands or actions and shall reimburse Owner for all costs and expenses incurred by Owner in connection therewith, including without limitation, reasonable attorney’s fees. This provision shall survive the termination of this Rental Agreement.

Cancellation Policy: If Guest wishes to cancel his/her reservation, 100% of the deposit will be returned only if cancellation is done 14 days prior to check-in. **(Deposit will only be refunded for the Walking Horse and Mule Celebrations if 30-days of notice is given.)**

Stalls: Stalls are available to rent (2 on property and 6 at adjacent property) at the rate of \$10 per day per animal. Shavings are also available and pricing is dependent on current market pricing.

The parties to the terms of this Short-Term Rental Agreement, as evidenced by the signatures set forth below:

JUST HORSE’N AROUND FARM, LLC:

BY: _____

(Print Name)

DATE: _____

PHONE: _____

GUEST: _____

(Print Name)

DATE: _____

PHONE: _____

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**EXHIBIT A
RENTAL RULES**

1. Smoking is NOT permitted inside the house. Please smoke outside only.
2. The Owner is not responsible for any accidents, injuries or illness that occurs while on the premises. The Owner is 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 whom they invite to use the premises.
3. Keep the property and all furnishings in good order.
4. Only use appliances for their intended use.
5. Pets are not permitted inside the house.
6. There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. Please load and run dishwasher before leaving.
7. The property is on a septic system and will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog up the septic system, you could be charged for damages.
8. Candles are for decoration only. Please do not burn any candles.
9. Please keep doors and windows closed to prevent condensation on air conditioning vent.