

Horseshoe Cottage Rental Agreement

This lease of rental property known as "Horseshoe Cottage" at the address of Rt. 2 Box 122 Leadmine Rd. St. George, West Virginia 26287 made by and between Jeremy & Amanda Hile (owners), and _____, whose address is _____, hereinafter called Renter.

1. Owner hereby leases to Renter, and Renter leases from Owner the property (hereinafter sometimes referred to as the "Property" and as such, includes all personal property and items located on the premises) described above for the purpose of personal use and not commercial use, subject to the terms set forth.

2. The term of this rental period is _____ days / weeks / months, beginning _____ and ending _____.

3. In consideration of said lease, Renter covenants and agrees as follows:

(a) To pay to Owner for the possession and use of said Property the amount of _____ dollars. Of this amount, \$_100.00_____ shall be provided as a reservation deposit to secure the rental period listed above with the balance due by _____ (30 days prior to rental period). These funds are non-refundable in the event Renter cancels within 30 days of rental period, but funds can be applied toward a future rental period at the Owner's sole discretion.

(b) To provide Owner with a security deposit of \$_100.00 (or credit card number)_ on or by _____ which shall be retained by Owner until such time that Owner has guarantee that all rented Property was returned in its original condition. Owner shall use any and all portions of deposit to repair any missing or damaged property covered by this agreement, including the cost of extensive cleaning any or all such property and/or including the cost of travel to Property incurred by Owner for any such cleaning and/or repairs.

(c) Renter accepts the Property in its present condition, and during the term of this lease, the Renter shall maintain it in its recent condition, and shall repair at Renter's own expense any damages to said Property caused by operation or use by Renter or by others known to Renter during the term of this rental agreement.

(d) Renter shall be responsible and liable to Owner for, and indemnify Owner against, any and all damage to the Property, which occurs in any manner from any cause or causes during the term of this rental agreement. Renter shall be responsible and liable for, indemnify Owner against, hold Owner free and harmless from any claim or claims of any kind whatsoever for or from, and promptly pay any judgment for, any and all liability for personal injuries, death or property damages, or any of them, which arise or in any manner are occasioned by the acts or negligence of Renter or others in the custody, operation or use of, or with respect to, said Property, during the term of this rental agreement.

(e) It is mutually agreed that in case Renter shall violate any of the aforesaid covenants, terms and conditions, Owner may without notice terminate this lease and take possession of said Property without return of payments or deposit.

Signatures attesting to agree to covenants, terms and conditions listed in above rental agreement:

OWNER or Agent: _____ Dated: _____

RENTER _____ Dated: _____

Contact Information: _____

