

RENTAL AGREEMENT FOR PIRTLE PINES RANCH

To request a reservation, please print and complete this agreement form and deliver along with a check for \$1,000.00 to:

Pirtle Pines Ranch
703 N. Main
Belton, Texas 76513
Phone Number: (254) 534-5067
Fax number: (254) 939-7888

1. GENERAL: Owner agrees to lease to Tenant the premises described as:

1633 N. Hwy. 36, Milano, Texas 76556

The \$1,000.00 provided along with this contract is to be construed as a reservation/security deposit. Should the contract be cancelled on the part of the renter, the \$1,000.00 will be forfeited. In addition, the \$1,000.00 will act as a security deposit and should any damage to the facility occur, the \$1,000.00 will be applied to the damage, however should the damage exceed this amount; the owner will have a right to secure additional funds above and beyond the deposit from the renter.

2. ARRIVAL AND DEPARTURE TIMES: Check-in time is 4:00 P.M. on the arrival day and check-out time is 12:00 P.M. on the departure day. Late checkouts may be charged \$25 for each half-hour after 12:00 P.M. unless other arrangements have been made with Owner prior to arrival.

3. RENT: Tenant agrees to pay the total amount due 30 days prior to the arrival date. Tenant agrees that this agreement shall be voidable by Owner if the initial payment is not received within 7 days of rental agreement acceptance. In addition to the rates, there is a 6% Milam County Room tax for rentals.

4. SECURITY DEPOSIT: A payment in the amount of \$1,000 is required and due at the acceptance of this agreement. Owner may use all or any portion of the security deposit reasonably necessary to (a) cure Tenant's default in payment of rent or other sums due (b) repair damages caused by Tenant or Tenant's guests; (c) professionally clean the houses; or (d) replace or return personal property, excluding ordinary wear and tear. No later than 30 days after the end of the term, Owner shall furnish Tenant a written statement of the basis for, and the amount of, any security received and the disposition of the security and shall return any remaining portion of the security to Tenant. If damage for which Tenant is responsible exceeds the amount of the security deposit, Tenant hereby authorizes Owner to charge Tenant for such additional damage.

5. CLEANING: Tenant to leave ranch houses in semi-clean condition. After Tenant's stay, the home will be inspected and our cleaning service will perform a departure clean.

6. PHONE SERVICE: There is no charge to make local calls. Tenant agrees to pay long distance calls by phone card or collect only.

7. RULES AND REGULATIONS: Tenant agrees to comply with all reasonable rules or regulations posted on the premises or delivered to Tenant by Owner. Tenant shall not disturb, annoy, endanger, or interfere with neighbors, nor use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance upon or about the premises. In addition, tenant agrees to keep gates closed on the high fenced area of the premise. Tenant also agrees not to move furniture from its current location without prior consent of the owner. Tenant agrees that the liability from horse back riding is the responsibility of the tenant unless each individual signs and acknowledges a waiver of liability. The responsibility for the waiver lies with the tenant. Tenant understands that the use of any machinery at the ranch falls under the responsibility of the tenant for damage.

8. AUTOMOBILES AND RECREATIONAL VEHICLES: A two-car detached garage is available for the Tenant's use during the rental period. Visitor parking spaces are also provided in front and near the house, however tenant understands that a sprinkler system exists around the house and will avoid parking in this area. Parking for large groups exists adjacent to the road leading to the entry/exit of the ranch. Parking for these functions is a responsibility of the tenant.

9. PETS AND SMOKING: ABSOLUTELY NO SMOKING IN THE HOUSES PLEASE. Any violation of this rule will result in the forfeiture of Tenant's entire deposit. This is important because many individuals are allergic to smoke. Cigarette butts should be disposed of in the containers; not in the yard. No pets allowed unless prior consent of owner is obtained.

10. ACKNOWLEDGEMENT: The undersigned has read the foregoing prior to execution and acknowledges receipt of a copy. This rental agreement and any modifications, including any photocopy or fax, may be signed in one or more counterparts, each of which will be deemed an original and all of which taken together will constitute one and the same instrument. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief awarded.

Tenant Name (Signature)

Tenant Name (Printed) _____

Today's Date _____

Mailing Address

Daytime Phone No. _____ Evening Phone
No. _____

Fax No. _____

Email Address _____

No. of Guests _____

Check-in Date _____ Check-out date _____

How did you find our property?

Method of Payment* (circle one) Check/Money
Order/MasterCard/Visa

* Please make check or money order payable to Pirtle Pines Ranch. Credit card payments will be processed via our home office noted above. If you choose to pay with a credit card, you will receive further instructions on how to make a payment after you submit this agreement.

Amount Due (Please Complete)

Total Rental Amount (Rent Per Day x Number Of Days)
Plus 6% Rent Tax (If Stay Is Less Than 30 Days)

Total Rental Cost

Rental Deposit
Plus Security Deposit \$1,000.00

**Total Rental Cost Due (30) days prior to
arrival_____**