

**Rental Agreement Contract: Slate Run At Lake Anna**

This contract is made between owners, Bill and Stephanie Suhling, (Suhling Enterprises, Inc.) and said renter, for the use of Slate Run, a Lake Anna, Virginia, waterfront rental property. Property located at 14906 Crestview Lane, Mineral, Virginia 23117.

Please **fill in any incomplete information** and either scan and return as a .PDF attachment or by postal mail. Thank you!

The following information is for the owners use only and will not be given to anyone without renter's consent.

**Name of Renter:** \_\_\_\_\_

**Home Phone:** \_\_\_\_\_ **Work or Cell:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip code:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Check in Date:** \_\_\_\_\_ **Check out Date:** \_\_\_\_\_

1) **Reservations:** In order to secure your week you must return a signed copy of this contract, along with 50% of the total rental payment plus your security deposit. Your signed lease is due back within 10 days of booking along with your initial payment. The remaining balance is due **30 days** prior to your arrival. Your vacation week will be locked in upon receipt of this contract and your funds. Reservations made within 30 days of rental require payment in full.

2) **Security Deposit:** The security deposit is \$750.00 It will be returned within 30 days of your visit's end. The security deposit may be retained due to damage to the property or contents by the renter and/or their guests, missing items, unwarranted service calls, satellite movie rental charges or any violation of this contract. In the case of damages or extra cleaning, a written e-mail or letter will be mailed with a full explanation of why and how much was retained from the security deposit. If costs and or charges exceed the security deposit amount, the renter is liable for these extra costs and for additional expenses and fees associated with obtaining payment for these damages.

3) **Voiding of contract:** If the rental amounts and deposit are not paid as requested, or if any checks are returned by Renter's bank unpaid (for any reason), Owner may, at his option, void this Agreement. If so voided, Owner will give immediate notice to Renter.

4) **Cancellation policy:** Cancellations received more than 30 days prior will result in the loss of your deposit unless the property is rented by another party for the same EXACT time frame and amount. Cancellations received less than 30 days prior will result in the loss of contracted amount unless the property is rented by another party for the same EXACT time frame and amount. Security deposit will be returned for cancellations.

5) **Check in and Check out:** Check in time is 4:00 pm and check out is 10:00 am. Access to the house is by digital access code and will be provided during the week prior to your rental. Normal checkout time for a weekend rental will be 3 pm.

6.) **Phone Service:** Phone on premises is provided for local, long distance and credit card calls. Phone number at Slate Run is 540-854-7476.

7) **Cleaning:** The house is professionally cleaned prior to your arrival and should be left reasonably clean upon departure. Their fee is \$150.00 and is included in the rental price. This covers removal and cleaning of used towels and linens from the laundry room, cleaning of the bathrooms, dusting, moping and vacuuming. If, there is a need for other cleaning after your departure (ex. Carpet or upholstery steam cleaning, excessive refrigerator or microwave cleaning, picking up trash outside, etc.) we will deduct this from your security deposit.

8) **No Smoking:** Absolutely no smoking in the house (including the screened in portion of deck).

9) **Neighbors:** The Renter agrees to conduct himself and to require others on the premises with his consent to conduct themselves, whether known to renter or not, in a manner that will not disturb neighbors' peaceful enjoyment of their premises. Noise is amplified at night. Please retire indoors at a reasonable hour. The county ordinance for noise is in effect 10:00PM-7:00AM. Although this is your vacation, it is not a vacation resort and you must be respectful of the neighbors right to sleep.

10) **Trash removal:** We do not have a trash service. You are responsible for the removal of all trash from premises at the end of your stay. Do not leave any trash out in the open; use the covered trashcan in garage. Garbage bags can be found in the utility room or garage. Directions to local trash drop-off locations can be found in the Welcome Book at the house. There will be a \$35 charge for trash or recyclables removal per run to the recycle center.

11) **Well and Septic:** This house has well and septic. Do not to put any grease, coffee grinds, any food items or personal hygiene products down sinks or toilets.

12) **Maintenance:** The owner shall give the renters quiet enjoyment for the term of the lease. From time to time, it may be necessary for us to enter premises for purposes conected with the care, repair or management of the property. If this is necessary, we will make every effort not to disrupt your vacation. Every effort will be made to keep the property and it's equipment in good working order. Notify us of any difficulty you incur during your stay so repairs can be made. We will make every effort to eliminate any problems or have repairs made as soon as possible. No rebates will be made for mechanical failures or malfunctions, unfavorable weather, early departure, interruption of utilities, maintenance problems, or construction in area.

13) **Personal Property:** The owner will not be held responsible for lost, stolen or damaged property, money or valuables that belong to renter or guests. Also, the owner will not be held liable for any accidents or injury to renter and/or guests. Items left behind by renter can be shipped at renter's request and postal expenses will be deducted from the security deposit.

14) **Pets:** No pets are allowed.

15) **Number of Occupants:** Capacity of the house is limited due to the size of the septic field. There is a maximum occupancy of 8 adults and 2 to 4 children.

16) **Small groups or families:** Our policy is to rent to small groups or families and extended families. Groups not allowed include, high school students, college students or a group-type situation larger than 8 adults. No college aged fraternities allowed. IDs must be furnished if requested. This does not preclude renters from having guests visit for the day.

17) **Weddings, Receptions, or Parties:** Weddings, receptions, parties, or gatherings exceeding the maximum occupancy number (12) are not allowed without prior written approval from owners. There will be a minimum \$750 charge for holding a party, wedding or reception without approval.

18) **Golf Cart:** Separate agreement is required and an extra fee of \$75 per week, (\$30 per weekend) is applicable. Contact owner if interested in use.

19) **Parking:** Parking allowed only on the driveway. (Septic system is located parallel to drive and must not be compacted by vehicle traffic.) No parking out on the street at the property's entrance.

20) **Canoe and Kayaks:** Feel free to use canoe located by gazebo. Use of life

jackets when operating canoe or rental kayaks is strongly recommended. The canoe is lightweight and easily capsizes. Users of canoe or kayaks assume all liability for their use.

21) **Violation of contract:** It is understood and agreed that in the case of the violation of this Agreement in any way by the renter or guests, the Owner hereby is expressly given the right to take any action stated herein and all other actions, not stated herein, but which are allowable by law, up to and including eviction from property.

Number in group: \_\_\_\_\_ (Max of 12) See items 15 and 17 above

# of adults ages 25 and over: \_\_\_\_\_

# of adults ages 18-24: \_\_\_\_\_

# children less than 18 yr. old: \_\_\_\_\_

**Rental Amount:** \_\_\_\_\_

**Security Deposit:** \$750.00

**Total Due:** \_\_\_\_\_

**DEPOSIT PAID** (50% of rental amount and security deposit ): \_\_\_\_\_

**BALANCE** (last 50% due 30 days prior to rental): \_\_\_\_\_

**Signing this form and returning it with your deposit will confirm that you have reviewed, understand and will adhere to this contract. Any violations may result in loss of security deposit and/or eviction from property with no refunds.**

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

Please return entire rental agreement. Make checks payable to **Suhling Enterprises, Inc.**

Payments can be made via Credit Card at [www.LakeAnnaWaterfront.com](http://www.LakeAnnaWaterfront.com)

See Rates Reservations and Availability page for details.

**Mail to:** 6 Davenport Place, Stafford, VA 22554