



## RENTAL AGREEMENT

**Check-In:** The week of your arrival our caretaker will contact you to arrange your check-in time. Early check-ins require prior approval and will be accommodated when possible. Standard check-in time is 4:00pm. At check-in our caretaker will walk you through the house, point out features and provide instructions for using the heat/air conditioning, fireplace, hot tub, and overall property information.

**Address:** 7488 Leaches Crossing Avoca, WI 53506

**Refundable Damage Deposit:** Reservations require a refundable damage deposit of \$500 which is collected with the two installment payments and refunded within 14 days of departure less any deductions. The following conditions are to be met to receive the full deposit returned:

- No damage is done to any of the facilities or items within them.
- All facilities are left broom clean. Stained or soiled items will be charged at replacement cost or per hour to clean at \$40 per hour rate.
- Trash is disposed in proper receptacles, not left outside to attract animals.
- All keys are returned. (\$50 fee)
- No pets were allowed in any of the buildings. (\$250 fine)
- No smoking in any of the buildings. (\$500 fine)
- Horse stalls are properly cleaned with manure disposed. (\$50 fine per stall)
- All charges accrued during stay are paid prior to departure.
- Golf carts are returned in the original condition and do not show signs of abusive/destructive damage (cost of repairs + labor) \$500 fine for driving a golf cart on trails.

**Payments:** A 50% down payment is required to hold the dates for a reservation. The remaining balance is due two weeks prior to arrival. The full balance must be received before your arrival or we reserve the right to alter or cancel the reservation. Payments are not accepted on site.

**Cancellations:** A sixty (60) day notice from the arrival date is required to cancel a reservation and receive a full refund. Cancellations made with less than sixty (60) days prior to arrival are non-refundable. Early departures do not warrant a refund or discount. Cancellations due to weather related situations will only be granted in the event the house cannot be accessed. No discount or refunds will be given for the trails being closed under such circumstances.

**Occupancy:** The maximum number guests are limited to fourteen (14). Additional fees may apply if the number of adults exceed 14. Small children can be excluded from the allowed total without charge. Renter must be over the age of 21.

**Minimum Stay:** A two (2) night minimum is required for all reservations.

**Rates:** Rates are subject to change without notice. Holiday weeks may require variation in pricing based on the day of the week the holiday falls. All quotes will be honored once payment has been received.



**Falsified Reservations:** Any reservation obtained under false pretense will be subject to forfeiture of all monies paid, reservation cancelled and the guests will not be permitted on the property. We do not accept reservations for bachelor or bachelorette parties.

**Pets:** No pets are allowed in any of the buildings for any amount of time under any conditions.

**Smoking:** Smoking is prohibited in all buildings at all times. Smoking is allowed outdoors when the risk of fire is low. There are receptacles throughout the property for you to dispose flammable items.

**Parking:** There are plenty of gravel parking areas available. No driving or parking on grass.

**Hot Tub:** No children under the age of 12 are permitted in the hot tub at any time. There are health risks associated with using a hot tub. All guests are expected to be aware of the risks associated with the use of a hot tub. The hot tub cover is to remain on the hot tub when not in use. No standing on the cover. Any damage to the hot tub or cover will be deducted from the damage deposit. Use at your own risk.

**Water & Septic:** The house is on a well and septic system that meets all health and safety criteria required by the State of Wisconsin. Do not flush anything other than toilet paper. No feminine or baby products should be flushed at any time. Damages to the system for failing to follow the no flush rules could result in a deduction from the damage deposit.

**Housekeeping:** Daily housekeeping is not included in the rental price, however, can be provided for an additional daily fee. Linens and towels are provided. Beach towels for the hot tub not provided, but are recommended. Paper products such as toilet paper, paper towels, and Kleenex are also provided.

**Campfire Area:** Firewood is provided from the property. Therefore we ask that no firewood is brought onto the property. The campfire area is communal. There are outdoor chairs provided, however, we recommend you bring along additional seating options as there may not be enough to accommodate everyone in your group. During the time when fire risk is high in the area, the campfire area will be closed. Individual campfires are not permitted outside the designated camp fire area.

**Land Use:** No ATV's, snow mobiles, golf carts or motorized vehicles of any sort are allowed on the property or trails at any time. Glass is also not permitted on the trails. Non-motorized (pedal) bikes are allowed on the trails when horses are not present. Times or trails can be arranged to allow for multiple uses on the land at any given day. Following inclement weather, trails may be too wet or blocked by fallen trees causing the trails to be closed. If there is any concern about whether trails are open, it is the renters' responsibility to contact the caretaker or reservation coordinator for trail conditions. No refunds will be given for trails being closed due to inclement weather. Hunting is not permitted on any part of our land at any time.

**Paddocks:** Seven (7) outdoor paddocks are included in the Barn House rental. Indoor stalls are available for an additional fee. Renters are responsible for mucking manure and cleaning up of horse stall before departure. Horse feed and equipment are not provided. There are several water and manure stations for use. Proof of negative Coggins is required at check-in. Renter is responsible for their horse and any damage or injury it may cause. BVR recommends that all riders wear a helmet and that failure to do so is acknowledged as the rider's own risk.



**Check-Out:** Check-out time is 10:00 am. Late check-outs require prior approval and will be accommodated when possible. All keys are to be left on the table, used towels should be left in the bathtub, and the house broom cleaned. Trash should be taken to the dumpster area and not left outside. BVR is not responsible for any personal belongings lost or stolen.

By accepting this reservation, it is agreed that all renters and their guests are expressly assuming the risk of harm arising from their use of the premises. Signature below constitutes acceptance to all terms of agreement, associated rates and fees as outlined in this agreement.

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Signature - Renter

Date

**Big Valley Ranch**  
Office: 505 University Ave. Madison, WI 53703  
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608-235-5634