

CASA COLINA GUEST RENTAL AGREEMENT

ADDRESS: 4077 FM 949
Sealy, Texas 77479

OWNER: Paula M. Little
Phone: 713.724.0385
Email: Paula@CasaColinaTX.com

PAYMENT: All fees, rental and deposits are paid in advance to the Named Owner.

PRIMARY GUEST: _____

(Please print legibly.)

Home Address: _____

Cell phone: _____

Other phone: _____

Email: _____

Driver's License # and State: _____

ADDITIONAL GUESTS:

Guest 2

Name: _____

Address: _____

Cell: _____

Guest 3

Name: _____

Address: _____

Cell: _____

Guest 4

Name: _____

Address: _____

Cell: _____

Guest 5

Name: _____

Address: _____

Cell: _____

Guest 6

Name: _____

Address: _____

Cell: _____

HORSES

Horse 1

Name: _____

Breed: _____

Marking: _____

Horse 2

Name: _____

Breed: _____

Marking: _____

Horse 3

Name: _____

Breed: _____

Marking: _____

Horse 4

Name: _____

Breed: _____

Marking: _____

Horse 5

Name: _____

Breed: _____

Marking: _____

Horse 6

Name: _____

Breed: _____

Marking: _____

REGISTERED GUESTS AND HORSES

No person is permitted on the Property other than a Registered Guest. No horse is permitted on the Property other than a Registered Horse. All Guests [over 18] must sign the Waiver of Liability. [Guests under 18 must have a parent or guardian sign the Waiver of Liability on their behalf.]

CAPACITY LIMITATIONS

- **Number of Guests:** The rental charge is for 2 guests. Each Additional Guest will be charged **\$25.00** for each night. **NO MORE THAN 6 GUESTS AT ANY ONE TIME.**
- **Maximum Number of Persons and Horses:** No more than 6 persons and 6 horses are permitted on the Premises at any time.
- **Day Riders:** Day riders are not permitted. Each Rider is considered a Guest and will be charged as indicated.

PROPERTY LOCATION

The Property is located at the Southwest Corner of Schluens Rd. and F.M. 949 in Austin County, Texas. It is a 2-story yellow house with a red barn. The address is 4077 F.M. 949 Sealy, Texas.

DESCRIPTION OF RENTAL

The Rental Unit is a 2-story house with 1 master bedroom and a guest sleeping area. It has two full bathrooms, a wood burning fireplace, and a full kitchen. The Rental is on a 14-Acre Tract of Land with pond. There is a horse barn with stalls for two horses and turn-out areas. The exterior fence of the Property is barbed wire, however, guests have access for hiking and horseback riding to an adjacent additional 300 Acres (approximate) and fishing in 4 separate ponds.

RENTAL RATES

Summer

- Sunday through Thursday: **\$200.00** per night
- Friday through Saturday: **\$225.00** per night

Winter

- Sunday through Thursday: **\$180.00** per night
- Friday through Saturday: **\$200** per night

MINIMUM STAY

There is a minimum stay of 2 nights.

PAYMENTS AND DEPOSITS

- **Rental Payment:** Payment is due prior to arrival and is expected for the entire term of the stay.
- **Keys:** The key deposit is **\$50.00**, which will be returned upon check-out and return of the key. If the key is lost, the key deposit will not be returned, as it will cover the cost of changing the locks.
- **Security Deposit:** A security deposit of **\$200.00** is required and this is due prior to arrival. This security deposit is for the return of the premises in the same condition they were on the day of rental. The deposit will be returned to the renter within 5 days after the premises are vacated and if there are deductions, a detailed description of the reasons for the deductions and the amount will be provided.

CHECK-IN/CHECK-OUT

- **Check-in:** Check-in begins at 2:00 p.m. Please call or text Paula Little (**713.724.0385**) to indicate approximate arrival time. Upon arrival, she will meet guests at the Property with the key. We will walk through the house with guests to note any items that are damaged and to answer any questions about the house, the Property, or the trails.
- **Check-out:** Check-out is any time before 11:00 a.m. Late check-out for an additional charge may be arranged, but advance notice is required. Otherwise, guests will be charged for an additional day. Guests must call or text Paula Little (see above) upon preparing to leave. We can retrieve the key at that time and do a check-out walk-through with guests present and return the key and Security Deposit.
- **Lock Box:** Lock Box is available.

HORSES

- **With Property Rental:** Up to 6 horses are permitted. A one-time charge of **\$25.00** per horse is due prior to arrival to cover Stall and Pen Cleaning. No more than 2 horses are permitted in the barn at any one time. There are 4 additional turn-out areas.

- **Hay:** Hay is not provided.
- **Coggins Test:** A proof of a negative Coggins Test must be provided for each horse on the Premises.

SERVICES AND UTILITIES

- **Services:**
 - Linens: Linens and towels are provided.
 - Kitchenware: Cups, drinking glasses, and dishes and flatware are provided.
 - Internet Accessibility: There is no Wi-Fi service, but cell phone service works reasonably well. Mobile hotspots are recommended and often work well for those who require Wi-Fi.
 - Barbecue Pit: A gas barbecue pit is provided.
 - Fire Pit and Fireplace: Wood for both is provided. A fire starter is provided as well. Only use this wood. Do not use any other starter method. Fires are only permitted in the fire pit and fireplace. However, if a burn ban is in effect, use of the fireplace and fire pit is prohibited.
 - Television: The television includes a DVD/Blu-Ray player. There is a selection of DVDs and Blu-Ray discs at the house, or guests may bring their own.
 - Kitchen: The kitchen is equipped with a 4-burner range with glass cooktop, refrigerator, dishwasher, traditional coffee maker, k-cup coffee maker, microwave, toaster oven, and garbage disposal.
- **Utilities:**
 - HVAC: Central unit.
 - Water: Water service is via a private well.
 - Septic System: See the notices on the walls of the bathrooms.

ACTIVITIES, WILDLIFE, AND ADDITIONAL PROPERTY INFORMATION

We want you to stay safe and enjoy your visit. Please stay alert when hiking, riding, picnicking, or fishing.

- **Activities**
 - Fishing: There are 4 ponds, and fishing is permitted in all four. One is located on the rental property and the other 3 are on the adjacent ranch, but guests are allowed access to all 4 ponds. Fishing poles only. SWIMMING IN THE PONDS IS NOT PERMITTED.
 - Hiking: Hiking and picnicking are encouraged. Hike the trails or walk through the land. There is a tree house on the ranch that may be used.
 - Trails: In addition to the 14-acre rental premises, there is an adjacent 300-acre ranch for trail riding. A map of the various trails will be provided and the areas where riding is not permitted will be marked. Guests may ride anywhere on the Property (other than the prohibited areas), but it is suggested that guests attempt to stay on the trails.
- **Wildlife**
 - On the property: There are wild hogs, deer, skunks, armadillos, possums, coyotes, and bobcats on the property. Care should be taken.
 - Snakes: There are rattle snakes, copperheads, and coral snakes as well as numerous non-venomous species.
 - Hogs: Guests must be vigilant for holes dug by the hogs.
 - Plants and Insects: Guests must remain vigilant for Poison Oak, Sumac, Poison Ivy, Fire Ants, Wasps and Honeybees and avoid these plants and insects. All are present on the Premises.
- **Additional Property Information**
 - Prohibited Areas: These are marked, but in general, the two prohibited areas are the areas around the other two houses on the Property and 1 area of marshy land. The prohibited area includes the houses and any of the outbuildings, guest houses, barns, and swimming pool that surround the houses.

- Cattle: The cattle (all longhorns and 1 bison) are all free-range outside of the 14-acre rental property. Guests should:
 - Keep their distance from the bison. He is old, and he is a wild animal; and
 - Not attempt to pet or get too close to any baby calves. Their mothers are protective; and
 - Avoid close contact with any of the cattle. They do have “**long horns**” and some of them are skittish.
- Cattle Guards: There are cattle guards at the entrances on F.M. 949 and Schluens Rd. Please keep any horses clear.
- Pets: Pets are **not** permitted on the property.

USE OF THE PREMISES

- **Use of the Premises**: This is a Short-Term Vacation Rental, and it may only be used as such.
- **Damage**: Upon check-in, a walk-through of the Premises with the owner is required. If during your visit there is any damage to any of the appliances, the furniture, or the Premises, THE GUEST WILL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY LOST OR DAMAGED ITEM.
- **Trash**: DO NOT LITTER. All trash is to be disposed of in a proper receptacle.

ILLEGAL AND PROHIBITED USE

- **Alcohol**: Permitted, BUT NO ALCOHOLIC BEVERAGES ARE PERMITTED WHILE RIDING OR HIKING. Underage consumption of alcohol is prohibited. Your stay will be terminated if this rule is violated without the return of Rent or Deposits.
- **Illegal Substances**: Use of any form of illegal substance (including marijuana) is prohibited and your stay will be terminated if this rule is violated without the return of Rent or Deposits.
- **Unaccompanied Minors**: No persons under the age of 18 are permitted on the Property unless accompanied by either a parent, guardian, or an adult over the age of 25.
- **Smoking**: Smoking is not permitted inside the house or the barn. Your stay will be terminated without the return of Deposits or Rent if this rule is violated.
- **Loud Music**: This property is in the country, but there are neighbors, so please keep the volume of any music at a low volume.
- **Digging**: No digging is allowed anywhere on the Property. There are underground utility lines and pipelines at various places.
- **Hunting and Firearms**: Hunting and firearms are not permitted, and your stay will be terminated if this rule is violated without the return of Rent or Deposits.
- **Parties**: No persons are permitted on the Property except Registered Guests. Your stay will be terminated without the return of Rent or Deposits if this rule is violated.

ACCEPTED:

Signature

Date

Printed name