

## Condo D 201 Ski Season Rental Agreement

This condo is located at Winterhaven Condos, 601 Winterplace Drive, Ghent, WV 25843.

Full refund available, if necessary. See below.

Minimum 2 night rental on weekends.

Condo rental fees: \$350 per weekend and holiday night

\$165 per week night

\$75.00 cleaning fee

\*Please add 6% WV Sales Tax to total rental fee

\*\*Please add 6% Raleigh County Motel Tax to total rental fee

Half price rates: Dec. 1 to Dec. 23 & 2nd week of March onwards.

Divide per night fees by 2 to calculate rental costs.

Prices are negotiable, please call.

Good Guy discount: 10% discount to military, police, and emergency services/volunteer.

Military ID and driver's license copies required with Rental Agreement. All others call to set up verification. This discount applies regardless as to the date, regular, or half price rates.

Example: 3 night stay, Thursday, Friday, & Saturday nights.

Nightly rental: \$165 (Thursday) + \$350 (Friday) + \$350 (Saturday)

= \$865

Cleaning fee: \$75

Subtotal: \$940

WV Sales tax of 6%: \$56.40 ( $\$900 \times 0.06$ ) = \$56.40

County motel tax of 6%: \$56.40

Total rent: \$1052.80

Damage deposit: \$300 (fully refundable)

Final amount due: \$1352.80

Amount returned to renter assuming all checkout rules met: \$300.00

Payment options:

**Call first to discuss rental and to be sure of charges, 304-578-2937. Thank you!**

- 1). Personal check preferred. Allow 3 days for check to clear owner's bank.
- 2). Paypal accepted. Send full payment, including deposit, to [onthellevelrental@gmail.com](mailto:onthellevelrental@gmail.com) select "goods or services" and add 4% to the total to cover Paypal.com fees.  
Note: Paypal takes up to 4 days to transfer into an account.
- 3). Cash accepted at door, *if the owner's schedule allows*. If rental is made too close to arrival date for check or Paypal to clear the bank, this is the only option.
- 4). USPS money order accepted same as cash.

Rental steps:

- 1). Call for reservation, please do not text or email. Owner does not have an internet phone.
- 2). Agree on rental amount, negotiation is possible, don't be shy.
- 3). Pay fee, send in rental agreement or decide to meet at door for same.
- 4). Last four digits of renter's cell phone number becomes door code.
- 5). After stay, follow "Check Out List."
- 6). Damage deposit returned within 10 business days.

Condo Notes and Rules:

The condo renter agrees to keep all items in good working order and to allow deduction from the "damage deposit" for any items or labor needed in case of misplacement or damage. A receipt for all items needing repair or replacement will be provided to renter in case of such.

- 1). No more than 12 persons are allowed to rent this unit.
- 2). Minimum age is 23 to rent this condo. "Renter" is the person making the reservation, signing this agreement, and responsible for others in the party.
- 3). No pets are allowed inside or outside the unit.
- 4). No smoking is allowed inside the unit, please go outside to smoke.
- 5). No house parties or beer kegs allowed, although alcohol may be consumed to a reasonable degree and within WV law.
- 6). No subletting permitted.

- 7). The condo has been fully decorated: no painting is allowed and no pictures, calendars, posters, or notes of any kind may be hung on the walls.
- 8). Please keep noise to an appropriate level, respect the neighbors.
- 9). In case of any difficulty with the unit or emergency (water leak, fire, lock out) please call the unit owner immediately. The property manager may be called for some issues but assistance will be limited. Contact numbers are listed at the end of this document.
- 10). Possession of contraband or illegal items are prohibited and may result in notification of local authorities and deposit charge. No illegal drugs of any kind will be permitted. This is a family-oriented establishment.
- 11). Damage deposit of \$300.00 is fully refundable if all rules above are met and nothing is missing or damaged.
- 12). Checkout: checkout by 12 Noon the day following the last day rented.  
Example: condo rented Friday and Saturday: checkout must be by 12 noon on Sunday.
- 13). Check in: it takes time to clean the condo so check in is held back until 5 PM. If you wish to check in earlier, this must be cleared with the owner before arrival.
- 14). A vacuum cleaner is provided in the "tan" bedroom. Broom and dust pan is in water heater closet.
- 15). In case of fire, see to the safety of all occupants, activate pull station (outside by stairwell), and use extinguisher to extinguish fire if possible. Call the fire department, unit owner, and property manager (if owner cannot be reached). \*In case of a small fire, and it is put out, simply ventilate room and call the owner.

It is always a good idea to have an evacuation plan for the family. In case of fire, the family could agree to regroup by the trash bins out front. That should be sufficiently far away for safety and also out of the way of any responding emergency vehicles.

- 16). Generally, "normal wear and tear" is allowed at any rental property. An example of such would be "cookie crumbs on the floor" or a "coffee stain" on the carpet. An example of damage requiring a deduction from the damage deposit could be "a hole in the wall" or "missing TV remote" or "missing door key." Any item needing repair or replacement will be made known to the renter with a copy of replacement or repair receipt provided. All remaining damage deposit funds are to be returned to the renter within 2 weeks of checkout and will be paid via business check.

- 17). Please do not spill fluids onto the beds, sofa, or futon. Stains may result in extra charges.
- 18). Owner visits: unless there is an emergency (fire, water leak, noise complaints, etc.) the owner will provide a warning of 12 hours before any visit.
- 19). Eviction: all funds paid will be forfeited, including the damage deposit, and local law enforcement will be involved if necessary. Further legal action may be taken against the evicted party.
- 20). Noise complaints: this condo is intended for responsible persons. Parties are allowed and even welcomed but noise must be kept down to respect neighbors. Noise needs to wind down by 8 PM. If a noise complaint is received, the rental party will be notified. If a second noise complaint is received, the owner will respond to the condo, enter, and the party will be charged \$50.00. If that is not sufficient, the party will be evicted.
- 21). Family entertainment is provided in the "tan" bedroom upon the wall shelves. This includes the following games: RISK, Monopoly, cards, UNO, Connect Four, and Battleship.
- 22). The fireplace is functional, however, do not burn trash or plastics. Please close the glass doors of the fireplace when burning. Also, do not leave a fire unattended. A bundle of firewood is supplied with each rental, free of charge, and matches may be found in the far right kitchen drawer, nearest the trash can. Extra firewood is piled beside the fireplace and may be used at the cost of \$8.00 per bundle (cost deducted from damage deposit). Do not dump ashes in the trash, a fire may result! Please use metal bucket (beside fireplace) to bury ashes in the snow beside the dumpsters. Generally, ashes are dumped by the condo owner after checkout. A "bundle" of firelogs = 3 logs. The string is OK to burn, as it is cotton. Any single logs burned will be charged a price of \$2.70.
- 23). This unit lacks a washer/dryer but the laundry room is located at the end of the building, second floor, to the right of unit D 206. \$10.00 in quarters is complimentary for each rental and can be found in the end drawer across from the refrigerator. If you don't use all \$10.00, please leave the rest for the next guest!
- 25). Refunds: no refunds can be made for the weather as snow and cold temperatures are quite out of the owner's hands. Once a reservation is made and money is received, the renter is expected to come.

- 26). **Cancellations are allowed** because bad things happen to good people. If for whatever reason you cannot come, simply inform the owner two weeks before rental date. If rental is cancelled within 2 weeks of rental date, only the damage deposit will be kept. If another renter is found in time, the damage deposit will be returned as well.
- 27). Deposit refund: deposits returned by US mail within 10 business days. \$40.00 charge for all cancelled checks, be sure to check the mail.
- 28). It is a good idea to carry renter insurance. The owner does not insure renter property.
- 29). If there are **any** problems at the condo, anything comes up, **do not hesitate to call the owner, no matter what the time, day or night.** *Do not text or email, the owner only has a flip phone.*
- 30). **SPECIAL DEALS: we've managed to work up a little something extra for D 201 renters...**

The Ski Barn in Ghent (bottom of the hill) will grant renters 10% off on all rental gear. Once payment or deposit is received, a coupon will be mailed to use this discount.

Zapper's Pizza, a local restaurant, will provide all renters with a FREE 12" one topping pizza with the order of any 16" 4 topping pizza OR a FREE 2 liter soda pop with any order of \$10.00 or more. Menus are placed on the kitchen countertop and yes, they deliver to the condo!

Simply advise the restaurant that you are a D 201 renter and coupons are located in the drawer next to the trash can. See [www.winterplaceskicondo.com](http://www.winterplaceskicondo.com)

#### Checkout List:

- a). The TV & DVD remote is to be left on the kitchen countertop.
- b). The lock box key is to remain in the outside lock box.
- c). All dishes are to be washed or loaded into the dish washer, soap inserted, and wash cycle started.
- d). All used towels, wash cloths, sheets, blankets, and pillow cases are to be left in the blue tub in the bunkroom. \*Blue tub is kept on top of the shelves, simply place it on the floor when leaving. Leave bed comforters on bed (the blue tub is not big enough for those also). Comforters washed after each rental.
- e). All doors and windows must be closed.

- f). All lights must be turned off.
- g). All thermostats must be set to 55 degrees or the “low” setting. Turn bunkroom blower off.
- h). All family games must be returned to the bottom shelf in “tan” bedroom.
- i). Please dump all trash into the outside dumpster.
- j). Front door must be closed and locked.
- k). **Failure to meet any of the above checkout requirements will result in a minimum of \$100.00 deduction from the damage deposit and may result in further charges.**

Special Notes for Your Visit:

The condo hill is plowed and treated by the ski resort, none of the condo owners have control over that. If it is below freezing and you notice people having trouble getting up the hill, or you notice your tires spinning at any point, back off and call the ski resort 304 787 3221 so their plow may come and put down gravel. Do not try to “get a run” at the slick hill! The last turn is sharp and steep and “getting a run” will likely put you into the ditch.

When coming down the hill, put the transmission into its lowest gear (“1” or “L”) and go down slowly. Do not lock up your brakes as you might end up in that same ditch.

Tire chains, cables, or studded tires may be needed as the condo is on a hill and it can get slick, *but make sure those are compatible with your vehicle.*

Chains and cables can be ordered from any auto parts store and should come with mounting instructions. Youtube videos exist to show mounting methods. The owner prefers to use a wheeled hydraulic jack when mounting chains. The rubber tensioners are necessary also. Call if there are any questions.

Naturally, chains won’t always be necessary but one never knows. Think of it as an investment in “winter driving survival gear.”

**Practice at home. Sub-freezing conditions, in heavy snowfall, at night, is not the time to learn how to do this.**

THIS PAGE NEEDED FOR RESERVATION (SCAN & EMAIL IS FINE FOR ALL DOCUMENTS)

NEED COPY OF DRIVER'S LICENSE AND MILITARY ID CARD (if applicable)

Check in Date: \_\_\_\_\_ Checkout Date: \_\_\_\_\_

Expected arrival time: \_\_\_\_\_ *Arrivals before 5 PM must be cleared with owner.*

Renter name (printed): \_\_\_\_\_

"I, the renter, have read this entire document and I agree to abide by it."

Renter name (signed): \_\_\_\_\_

Occupant names (printed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Renter cell phone number: \_\_\_\_\_

*Last 4 digits of cell number becomes condo door code.*

Renter email address: \_\_\_\_\_

Renter address: (needed for deposit return) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner name & address for payment:

On The Level Rental, LLC

[onthellevelrental@gmail.com](mailto:onthellevelrental@gmail.com)

PO BOX 883

Daniels, WV 25832

304-578-2937