

### Condo D 201 Ski Season Rental Agreement

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

Minimum 2 night rental on weekends.

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

\$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 & 2<sup>nd</sup> week of March onwards

Divide per night fees by 2 to calculate rental costs.

Military discount: 10% for all military members or veterans. Member must be the renter (making the payment) and must supply a copy of the service ID card (see last page).

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 x 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!**

Paypal: send complete payment to [onthellevelrental@gmail.com](mailto:onthellevelrental@gmail.com) plus 3%.

Personal checks & cashier's checks need 4 days to clear the bank.

United States Postal Money Orders are accepted same as cash.

**If the owner's schedule permits**, the renter may mail in deposit and pay the rest at the door in cash or USPS money order (call and we meet at the door). Once damage deposit or full payment is received, the online Reservation Calendar will be changed and the electronic door and lock box codes will be changed to the last 4 digits of your phone number. Please do not carry the reserve (lockbox key) inside...it is to be kept outside in case the electronic lock fails.

**Full refund possible in case of cancellation, see below.**

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 10 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. *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: a full inspection will be conducted with the renter present if time allows. If time does not allow, the renter may move out only leaving all items as those were found, except for items below.

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.

Checkout list:

- a). The TV and DVD remotes are 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 dirty towels, wash cloths, sheets, 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.
- 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.**

- 13). A vacuum cleaner is provided in the “tan” bedroom. Extra vacuum bags are located under the kitchen sink. Use these at will.
- 14). 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 behind the trash bins out front. That should be sufficiently far away for safety and also out of the way of any responding emergency vehicles.

- 15). 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 1 week of checkout and will be paid via business check.
- 16). 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.
- 17). Eviction: there should never be a reason for such an event, as the owner will make all efforts to resolve any issues before it comes to such. However, in the event an eviction is necessary, 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.
- 18). Family entertainment is provided in the “tan” bedroom upon the wall shelves. This includes the following games: RISK, Monopoly, cards, UNO, Connect Four, and Trouble.
- 19). 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 in the blue tub on the back deck 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 shovel and bucket (beside fireplace) to bury ashes in the snow beside the dumpsters. *Generally, ashes are dumped by the condo owner after checkout.*

20). This unit lacks a washer/dryer but such is located at the end of the building, second floor, to the right of unit D 206. \$20.00 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 \$20.00, please leave the rest for the next guest!

21). 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.

However: 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.

22). It is a good idea to carry renter insurance. The owner does not insure renter property.

23). 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. The owner has sampled their pizza and hands down, it beats anything else available locally. 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.

Contact info for both Ski Barn and Zapper's is located on the refrigerator and on [www.winterplaceskicondo.com](http://www.winterplaceskicondo.com).

### **JUST IN CASE!**

The hill to the condos can get pretty icy and even a 4-wheel drive is helpless on ice. Neither Winterplace nor the condo owner will tow a stuck driver. Studded tires and/or tire chains or cables are a good idea. AAA membership might be a good idea too in case one needs a tow. If one buys chains or cables, do learn how to put those on *before* coming to the resort.

SEE FOLLOWING PAGE FOR WHAT MUST BE SENT IN

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: \_\_\_\_\_ (Checkout by noon)

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 phone number (cell): \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

Owner name & address for payment:

On The Level Rental, LLC

PO BOX 883

Daniels, WV 25832

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

304-578-2937

EMERGENCY NUMBERS ARE ON REFRIGERATOR