

Condo D 201 Ski Season Rental Agreement 2019 - 2020

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

Minimum 2 night rental on weekends.

Condo rental fees: \$400 per weekend night

\$425 per holiday night (only the one day)

\$200 per week night

\$100.00 cleaning fee***

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

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

***All bed covers/comforters, blankets, and all couch pillows are washed, in addition to all used towels and linens, after *each* rental.

****To fight COVID 19, all handles, knobs, switches, and the counter tops are wiped down with a bleach product or sprayed with a disinfectant during cleaning. "High heat" was always the standard for drying linens and towels during laundry.

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

Divide per night fees by 2 to calculate rental costs.

Service discount: 10% for all military members, veterans, police, and fire department. This discount applies regardless as to the date, regular, or half price rates.

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

Nightly rental: \$200 (Thursday) + 400 (Friday) + \$400 (Saturday)
=\$1000

Cleaning fee:	\$100
Subtotal:	\$1100.00
WV Sales tax of 6%:	= \$66.00 ($\$1100.0 \times 0.06 = \66.00)
County motel tax of 6%:	= \$66.00 (Same calculation as WV Sales Tax)
Total rent:	= \$1232.00
Damage deposit:	\$300 (fully refundable)
Final amount due:	= \$1532.00 (with \$300.00 being fully refundable)

Holiday price: \$425.00 (Christmas Day would qualify but not Christmas Eve)

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 plus 4%.

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

United States Postal Money Orders are accepted same as cash.

If need be, the owner can meet the renter at the door to the condo and payment in cash will be accepted and a receipt issued for the payment. This is possible at any time of the day or night.

Booking and scheduling of stay:

Booking is made at time of call and online calendar will reflect this. Once payment is received and immediately before the party arrives, the electronic doorknob, deadbolt, and lock box codes will be changed to the last 4 digits of renter's phone number. For security, only the renter code for that booking is programmed. Please do not carry the reserve keys (lockbox) into the condo. Those are in case the electronic locks fail. The same renter code is used.

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). Entry code for all door locks is the last four digits of the renter's cell number as written on the Rental Agreement signed sheet (page 7). This is the same for the back-up key lock boxes. If a key is needed to open the door, DO NOT BRING IT IN WITH YOU as a lockout is likely. Open the door, keep the key outside in the lockbox, and call the owner so a repair can be made.
- 2). No more than 10 persons are allowed to rent this unit. **Call, exemptions possible.*
- 3). 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.

- 4). No pets are allowed inside or outside the unit.
- 5). No smoking is allowed inside the unit, please go outside to smoke.
- 6). No house parties or beer kegs allowed, although alcohol may be consumed to a reasonable degree and within WV law.
- 7). No subletting permitted.
- 8). 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.
- 9). Please keep noise to an appropriate level, respect the neighbors.
- 10). All towels, linens, and blankets are for renter use...however, towels are not to be used for cleaning skis or removing makeup. If a towel requires a bleach soak, a there is a \$5.00 charge per stained towel.
- 11). 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 and posted on refrigerator.
- 12). 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.
- 13). Damage deposit of \$300.00 is fully refundable if all rules above are met and nothing is missing or damaged.
- 14). Checkout: Checkout by 12 Noon the day following the last day rented.
- 15). 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.
- 16). A vacuum cleaner is provided in the "tan" bedroom. Extra vacuum bags are located under the kitchen sink. Use these at will.
- 17). 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 group. In case of fire, evacuate to your vehicle and move away from the building towards the trash boxes. **DO NOT BLOCK THE ROAD.** The fire department must be able to reach the building.

- 18). 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.
- 19). Owner visits: owner will call before any visit and then only if needed or in an emergency.
- 20). 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.
- 21). Family entertainment is provided in the “tan” bedroom in the upper dresser drawer. This includes the following games: RISK, Monopoly, cards, UNO, and Battleship.
- 22). The fireplace is functional, however, do not burn trash or plastics. Please close the steel curtains when burning. Also, do not leave a fire unattended. A bundle of Duraflame logs is supplied with each rental, free of charge, and matches may be found in the far right kitchen drawer, nearest the trash can. Extra Duralogs are provided by the fireplace and may be used at the cost of \$10.00 per 3 Duraflame bundle or \$5.00 per actual (natural) wood log 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.
- 23). Clothes dryer. Dryer sheets are provided on top of the dryer.
- 24). 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.
- 25). **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.

26). Deposit refund: the full or remaining deposit will be mailed via the postal service within 2 weeks of checkout. It is the renter's responsibility to check the mail.

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

28). **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.

Eataly, a local restaurant, will extend its employee discount to D 201 customers. Also, a delivery charge of \$5.00 is waived for renters. The condo owner has tried many of their dishes and the food is quite good. A menu will be mailed when payment is received. Menus are left on the kitchen counter top. Please wear the orange/pink sticker on clothing when visiting the restaurant to identify you to management (included with menu in the mail).

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 you notice people having trouble getting up the hill, or you notice your tires spinning at the bottom, 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 gets particularly slick on icy days and "getting a run" will likely land your vehicle over in the ditch.

When coming down the hill, put your 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.

Concerning ice, All Wheel Drive (AWD) and even 4x4 capability mean nothing without the proper tires or traction devices.

Tire chains *seem* to be the most cost-effective way of guaranteeing traction in deep snow or on ice. If one decides to go this route, check first to be sure the chosen vehicle transmission is compatible with chains. Modern computer-controlled transmissions might be damaged by

chains---check with manufacturer first (contact the dealer and ask). Auto parts stores sell or can order tire chains. *Learn how to mount tire chains before the rental date---at night, below freezing, with a carload of unhappy family is not the time to learn how to do this.* Call condo owner if there are any questions.

Condo owner will answer any and all questions at any time. Do not hesitate to call, even if during the rental and at *any* hour. Owner is at your service.

Checkout list:

- 1). The TV remotes (there are two) are to be left on the kitchen countertop.
- 2). The lock box keys are to remain in the outside lock boxes.
- 3). All dishes are to be washed or loaded into the dish washer, soap inserted, and wash cycle started.
- 4). All dirty towels, wash cloths, sheets, and pillow cases are to be left in the tub in the bunkroom. *Tub is kept on top of the white bookcase, simply place it on the bunkroom floor when leaving.
- 5). All doors and windows must be closed and locked.
- 6). All lights must be turned off.
- 7). All thermostats must be set to 55 degrees or the "low" setting. Turn bunkroom blower off.
- 8). All family games must be returned to the top drawer in the "tan" bedroom.
- 9). All trash must be placed into the outside dumpster.
- 10). Front door must be closed and locked. Dead bolt does not need to be engaged.
- 11). Snow shovel and broom must be hung back up or left on a ski rack.

Failure to meet any of the above checkout requirements will result in a minimum of \$50.00 deduction from the damage deposit and may result in further charges.

2019 – 2020

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

onthellevelrental@gmail.com

PO BOX 883

Daniels, WV 25832

304-578-2937