

THE ROCK HOUSE RENTAL AGREEMENT

This Agreement is made and entered into by and between, T. Wade Herren and Sydney Herren (the "Owners"), and the undersigned Renter. The Owners rent The Rock House, fully furnished to their tastes, subject to the following terms:

1. **LIABILITY:** Owners are not responsible or liable for any loss or theft of the renter's personal property, accidents, injuries, or damages of any nature, whether to the renter, their guests, pets, licensees, or invitees, or due to acts of God, weather conditions, or any other cause.
2. **CHECK-IN & CHECK-OUT:** Check-in and check-out times are 12:00 PM. Early or late checkouts are permitted only with prior approval.
3. **DEPOSIT:** A \$250.00 deposit is required at the time booking and should not be deducted from the rental fee. The deposit to be paid through the Owners' website at SummitPointRockHouse.com via PayPal.
4. **RENTAL FEE:** The rental fee must be paid in full no later than 14 days before check-in.
5. **CANCELLATION:** In the event the Owners cancel the reservation with 14 days' notice, they will refund any payments made to date. If the renter cancels within 14 days of the check-in date, the \$250 deposit will be forfeited.
6. **REFUNDS:** No refunds or adjustments will be issued for weather-related factors, changes in track conditions, or early check-out. The Owners are not liable for external conditions at Summit Point Motorsports Park or any other venue.
7. **PAYMENT METHODS:** PayPal is preferred for the deposit as it allows for an easy refund after your stay. Checks are preferred for the rental fee. PayPal is accepted however, fees may apply if used for the rental payment.
8. **ACCESS:** The Rock House uses an electronic keypad. The code will be provided to the renter via email upon receipt of all required payments and paperwork.
9. **PETS:** Pets are permitted and the property is fenced. Please supervise and clean up after your animals
10. **GUESTS:** The maximum number of overnight guests is 4 people. Renters must be at least 25 years old.
11. **RV'S AND TRAILERS:** Parking for RVs or trailers is extremely limited.
12. **TELEPHONE SERVICE:** There is no landline telephone. We have Wi-Fi and cell phone coverage is good.
13. **TRASH:** Please dispose of all household garbage in the large green trash can located by the parking area.
14. **NO SMOKING:** Smoking is prohibited inside the house. When smoking outside, please police all butts.
15. **NO LOUD MUSIC:** No loud music or disruptive noise inside or outside the property that may affect our neighbors. Please perform any test and tune work or repairs at the track.
16. **PARTIES:** No parties (e.g., bachelor parties, graduation parties, or similar gatherings) are permitted. If law enforcement is called due to disturbances, the signed renter will be responsible for all associated fees.
17. **DAMAGE:** The renter is responsible for any damage to the property, furnishings, or landscaping. Minor damages will be deducted from the deposit. Major damages make Renter subject to prosecution.
18. **CONTACT INFORMATION:** Communication will be via email used to confirm your rental and send the door code prior to check in. You can call the Owner at any time with questions before or during your stay.
19. Owner's Mailing Address: 6041 Shallow Ford Rd, Manassas, VA 20111 Cell: 703-906-6225
19. The Rock House Address: 2985 Summit Point Road, Summit Point, WV 25446
20. **GUEST BEHAVIOR AND COMPLIANCE:** Renters and their guests agree to comply with all local laws and regulations, as well as these terms and conditions. Renter is accountable for any guests.

By signing this agreement, the renter acknowledges understanding and agrees to the terms and conditions outlined above and assumes full responsibility for ensuring that their guests adhere to these rules.

Signature: _____ Date _____

Address _____

Email _____ Cell# _____

Dates

Requested _____