

**Property Location:  
1476 Wheatland Road  
Buchanan, VA 24066**

**TERMS AND CONDITIONS FOR RENTAL OF WHEATLAND INN HOUSE AND PROPERTY** located at 1476 Wheatland Road, Buchanan, Virginia, 24066. The term “renter” or “tenant” is the person(s) or entity that is entering into this agreement for the purpose of renting/leasing the Wheatland Inn house for a short-term amount of time (less than 30 days). In accordance with the Botetourt County Short Term Rental Permit, no guest may occupy a short-term rental more than thirty consecutive nights in one calendar year. The term “rental agent” is the owner, member, manager, or representative of Pillis Prospect LLC that has legal or assigned custodianship of the Wheatland Inn property.

**Rent and Security Deposit:** The advanced rent is due upon booking a reservation. A Security Deposit of **\$200.00** is required for each reservation. Only credit card or debit card or cash payments will be accepted prior to check-in. Keyless entry code will be provided with instructions prior to arrival and upon verification that payments have been received and processed. A valid ID may be required at check-in.

**Cancellation and refund of advanced rent and deposit:** In the event you cancel your reservation 14 days or more prior to check-in, renter will receive full refund of all rent and security deposit amounts paid. If cancellation occurs between 7 and 13 days prior to check-in, then renter will receive 50% of advanced rent and 100% of security deposit amounts paid. If cancellation occurs 6 days or less prior to check-in, then no advanced rent amount will be refunded, but 100% security deposit amounts will be refunded.

Personal **checks will NOT be accepted** for rental payments and/or security deposits. Any payments made upon arrival must be in the form of cash or credit/debit cards. The rental agent can accept Visa, Mastercard, American Express, and Discover cards for payments at the premises.

**Damages and Security Deposit:** Renter (Tenant) and any member or guest of Renter’s (Tenant’s) party are responsible for damages that occur during occupancy (except normal wear and tear). Replacement cost of lost or damaged items will be charged to the security deposit. Should cost of replacement or repairs exceed the \$200.00 Security Deposit, renter will be responsible for total amount of cost. A \$200.00 Security Deposit will be held by Pillis Prospect LLC until the property has been checked for damages or loss. Any outstanding balances will be deducted from the security deposit prior to refund. Deposits will be held for not more than 30 days. Reservations and/or security deposits will be held in an interest-bearing account, with interest accruing solely to Pillis Prospect LLC.

**Property Damage Protection:** As part of renter’s stay, a Damage Protection insurance plan can be purchased. The insurance plan is designed to cover unintentional damages to the rental unit

domicile and exterior surroundings. If renter purchase this policy, then the security deposit will not be used to pay for loss or damages covered by the policy when a claim is submitted for such damages. If during the renter's stay, an Insured Person causes any damage to real or personal property of the domicile as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to the maximum benefit purchased with the policy. Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the Certificate of Insurance or Insurance Policy.

**By purchasing this insurance plan, renter authorizes and requests the Insurance Service provider to pay directly Pillis Prospect LLC any amount payable under the terms and conditions of the Property Damage Protection policy.**

**Maximum Occupancy, Renter Groups, and Events:** Wheatland Inn is intended for family or private groups and is limited to a maximum occupancy of 10 adults (18 years and older). **Over occupancy is a SERIOUS VIOLATION OF THIS CONTRACT AGREEMENT. NO OPEN EVENTS OR OPEN PARTIES ARE PERMITTED.** Private parties or private events of limited attendance not to exceed 30 participants are permitted only with Rental Agent's prior agreement, and additional deposit and charges. The hosting of private parties/events, which would increase occupancy in the home, on decks, stairs, patio or anywhere on the property is not permitted without expressed written agreement and additional deposit and charges to cover extra clean up. The renter hosting the party takes responsibility for damages and/or loss of property caused by any guest to the party (whether invited or not). Recreational Vehicles, campers, and tents are not permitted on the grounds/property at any time without expressed written agreement from Rental Agent. **SUBLETTING IS NOT PERMITTED UNDER ANY CONDITION.**

**Children:** Children are to be supervised at all times for their safety and the safe keeping of the house and property. No child under the age of 10 shall be left alone without a custodian to supervise. Custodians must be at least 15 years old or older, and have a means (mobile/cell phone) to call 911 in the case of an emergency. Custodians must know their location (1476 Wheatland Road, Buchanan, VA 24066) to provide first responders in an emergency.

**Smoking:** Smoking is **NOT permitted inside the house.** Evidence of smoking in the house will result in automatic loss of entire Security Deposit. Renters and their guests are to be respectful of the property and dispose of cigar/cigarette butts in proper containers or trash receptacles OUTSIDE of the house. Butts or tobacco containers (packs, wrappers, cartons, papers) shall not be flicked out onto the ground/grass/dirt. Please keep the area inside and outside the house clean of tobacco products/byproducts. **Please keep the property safe from fires. ABSOLUTLY NO SMOKING OR OPEN FLAMES IN OR NEAR THE BARN OR OUT-BUILDINGS!**

**Pets:** Renter's personal, well-disciplined pets are allowed with a **\$50.00 fee per stay.** It is the renter's responsibility to properly keep pets safe and confined to the Wheatland Inn property inside and around the house. Renters are to clean up pet waste and dispose of in waste bags, before discarding into trash receptacles. A dog cover for the sofa is provided. Should any

damages occur from a pet, then the cost of damages will either be reimbursed through a claim with Property Damage Insurance or deducted from your Security Deposit. Excessive dirt, hair, un-sanitary conditions, or scratching up of furniture, walls, flooring or other real property caused by a pet will result in automatic loss of entire Security Deposit.

**Trash:** All trash must be properly bagged, removed from the house and placed in outdoor trash cans, located in shed in back yard. It is important to keep lids tightly affixed in order to prevent nighttime animals from getting in it. **Trash pick-up is TUESDAY morning, by 8:00.** If you are here on a Tuesday, please take trash cans or bags, and place them beside the mailbox in front of the house, on the Loope Lane gravel road. Please be mindful of our 1890 farmhouse plumbing: **DO NOT flush trash down the toilets**, dispose feminine hygiene products (depositories) in the toilets, or overfill and flush toilets with any products other than human waste! If toilets back up, then please notify Rental Agent, immediately.

**Recycle Items:** This County doesn't have a pick-up service for recycling. Plastic, glass, and metal bottles and cans can be recycled. Please bag them and leave on back porch.

**Surrender of Premises:** Wheatland Inn is fully equipped and furnished for comfort and convenience. Cooking and eating utensils are provided, including basic condiments, spices and cleaning supplies. Kitchen towels, bed linens, bath towels, and paper products are provided for guests to use during their stay. These products and supplies are provided for guests to use during their stay and **are NOT to be removed** from the premises. We provide a laundry facility for renters to use during their stay for convenience. Renters/tenants must leave Property (inside and outside of house) in a clean condition when departing by performing the following:

1. Pick up all loose trash from inside and outside the premises, and place in trash bags, in outside trash cans; close lids tightly, please. Trash cans are in the shed.
2. Remove all food you brought with you from refrigerator and cabinets, and wipe up excessive mess from refrigerator, microwave, oven/range or cabinets.
3. Wash and put away, or rinse and place dirty dishes/utensils in the dish washer and start it.
4. Wipe up excessive spills from kitchen and bathroom counters.
5. Turn down comforters on the used beds and pile used towels on the bathroom (tiled) floor; **DO NOT** make used beds. This allows us to know which bed linens to change out.
6. Organize furniture as you found it. Put away any outdoor chairs or furnishings in designated spaces.
7. Sweep or vacuum up excessive visible dirt from furniture, bedding or floors.

We do not provide daily cleaning service without additional charges. Please see Rental Agent if you desire special cleaning service during your stay. Failure to abide by this provision may result in reasonable clean-up fee charged and deducted from the Security Deposit. **Any damages to the Property, which occur during the Renter's occupancy, are the Renter's responsibility and MUST be reported to the Rental Agent immediately and payment arranged for prior to departure.**

**Miscellaneous Provisions:**

- a) Rearranging furniture significantly (such as moving items from one room to another) is not permitted. Please see Rental Agent if there is a desire to rearrange large pieces of furniture for permission. Items moved must be placed back prior to departing.
- b) Use vent hood above outdoor kitchen grill when grilling. This is a propane grill. **DO NOT** use a Charcoal grill inside or on decks or porches. If you desire to use a charcoal grill, then it must be at least 10 feet away from house.
- c) Please obey the local noise ordinance. No loud music or noise is permitted after 10:00 PM.
- d) Fireworks are not permitted anywhere inside or outside of the property. Evidence of fireworks without permission may result in loss of security deposit. See Rental Agent for permission on special occasions.
- e) Open burning or fires are to be in accordance with local burn laws in effect at the time. Camp fires are allowed in the fire pit located on the patio. Keep all fires contained within the fire pit located on the patio. No open fires are permitted inside the house or on the decks or porches or in the yard.
- f) Please keep all gates to pasture areas closed and chained. **DO NOT LET LIVESTOCK OUT!** This is an operating farm. Do not enter pasture area without Rental Agent/Owner's permission.
- g) Since this is a working farm, there are some Do's and Don'ts! **DO NOT:**
  - o **Do not feed the livestock.** Look and enjoy their natural habitat but honor the farm's rules: look but don't touch or feed. If you are interested in learning more about the cattle, the Farm Lady Joan is available, and she may give you a special demonstration of her bull handling charm and knowledge (cost is one Hershey Chocolate bar)!
  - o **Do not climb on or operate any farm equipment** (tractors, loaders, mowers, machinery). Farmer Greg might be available to tell you about these big, expensive pieces of equipment and answer your questions (Cost: your love and enjoyment of this environment)
  - o **Do not go into barns or buildings/sheds.** Exception: the trash cans and outdoor chairs, stored in the potting shed.
  - o **Do not enter into the electric fenced areas surrounding pond or creek.**
  - o **Do not swim in the pond or creek.**
  - o **Do not climb trees** on premises.
- h) Renter/Tenant acknowledges that any type of construction may be ongoing at adjoining or nearby properties. Neither Rental Agent nor Owner is responsible for any objectionable noise or activity related to same. The Rental Agent will make effort to control undesirable noise with no promise that a resolution can be accomplished.
- i) Renter/Tenant acknowledges that the equipment and furnishings at the property are the Owner's preference and are set up for normal housekeeping and use. Renter/Tenant shall

not be entitled to any rebate for inoperative equipment or appliances. Upon notification by the Renter/Tenant of any malfunction, the Rental Agent will make reasonable effort to have such equipment/appliances repaired or replaced. Replacement or repair of televisions, electronic equipment, internet equipment, and/or major appliances provided by the Owner is not guaranteed.

- j) Wheatland Inn is not rented subject to the Renter's approval upon arrival. We attempt to describe the property accurately and whenever possible encourage renters to engage the Rental Agent or Owner before renting for additional descriptions and/or special provisions desired. This property does not have a land-line telephone, and renters must have mobile phones for tele-communications. Wireless Internet service is provided.

**Right of Refusal:** Pillis Prospect LLC Owner and/or Members retains the right of refusal to rent Wheatland Inn or other properties to any person or group for any reason.