



# Valinor Farm Leasing Contract

Valinor Farm, LLC  
1067 Old Sandwich Road  
Plymouth Mass 02360  
508-224-3332  
www.valinorfarm.com

1) This contract states the conditions and restrictions in which:

Name: \_\_\_\_\_

Street: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

does hereby agree to adhere to, in regards to the leasing of a horse/pony, named:  
\_\_\_\_\_ at Valinor Farm.

2) Valinor Farm, for the consideration of \$ \_\_\_\_\_ per month, plus Mass Sales Tax of \$ \_\_\_\_\_, for a total of \$ \_\_\_\_\_, will allow the use of our horse/pony with the following conditions that apply:

- A) The entire payment as stated above is due **BEFORE** the first of each month. This monthly fee is nonrefundable, except in the case of the horse/pony being unavailable to the lessee for \_\_\_\_\_ days or more during the month. In which case a proportional refund will be made. There is a \$ 25.00 charge/fee for any returned/bad check.
- B) The horse/pony will be made available to the lessee for \_\_\_\_\_ days each week as specified here. \_\_\_\_\_, \_\_\_\_\_.
- C) The lessee understands that this is a partial lease, and the lessee will not have exclusive use of the horse/pony.
- D) If the lessee wishes to ride at any time other than those listed above he/she must call to see if the horse/pony will be available. This is a monthly lease, make up days are to be used in the current month, they do not carry over to the next month.
- E) The horse/pony must be thoroughly groomed and the hooves picked out before each use. If the horse/pony appears lame, is missing a shoe, or seems for any other reason to be unfit to ride, the owner shall be notified immediately.
- F) After the ride, the horse/pony must be thoroughly cooled down, hand walked if necessary. Any sweat should be sponged off, the horse groomed again, checking the hooves for stones, etc. Unless told otherwise the horse/pony should be returned to the same area it was in before the ride (ie. pasture or stall).
- G) The lessee will be shown which tack to use. Unless told otherwise do not use any other equipment. Tack must be cleaned after each use. Cleaning involves washing the bit with plain water, and cleaning all leather parts of the saddle and bridle with saddle soap. If the tack appears to be broken or in poor condition, the owner should be notified immediately. The lessee is responsible for any damage to borrowed equipment, and by signing this contract agrees to pay for its repair or replacement.
- H) This lease gives the lessee permission to ride at the barn and surrounding trails. The horse/pony is not to be taken to another location unless permission is received from the owner.
- I) The lessee is required to notify the owner of any "accidents" or unusual events that occur during the ride.
- J) The lessee alone is allowed to handle and ride the horse/pony. No other person is allowed to be riding or handling the horse/pony without permission from the owner.

3) The lessee agrees to abide by all the conditions as stated in this contract, the list of barn rules attached to this contract, and any additional conditions stated here:

Lessee \_\_\_\_\_ Date \_\_\_\_\_ Page 1 of 4

- 4) The lessee assumes all risks involved in riding and handling the horse/pony, and by signing this agreement acknowledges that the lessee and the lessee's guests are on the property at their own risk, and hereby specifically release, indemnify, and hold Valinor Farm, its owners and agents, harmless from liability for any claims which may arise out of the lessee's activities on or about the premises. In signing this contract, the lessee is binding themselves, their survivors, agents, or any other person seeking to assert claim on the lessee's behalf. Including any accident, even if such accident results in a permanently disabling injury or death. The lessee, by signing this agreement, also acknowledges that the lessee has read and understands the following notification pursuant to Chapter 128, Section 2D of the Mass General Laws.

## **Warning**

**Under Massachusetts Law, an equine professional is not liable for injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities, pursuant to Chapter 128, Section 2D of the General Laws.**

- 5) Valinor Farm reserves the right to cancel this contract at anytime.
- 6) Valinor Farm will give 30 days written notice of any increases in fees or changes in this contract.
- 7) The lessee may dissolve this contract, by giving 30 days written notice of same and paying any and all fees due.

Signed:

Valinor Farm Agent: \_\_\_\_\_ Date: \_\_\_\_\_

I have read and understand the conditions of this contract, and I have read and understand the warning in section 4 of this contract.



## Barn Rules:

- 1) **NO SMOKING** or **ALCOHOLIC BEVERAGES** near the barns at anytime!
- 2) Act responsibly and keep safety in mind at all times.
- 3) Barn hours are from 6:00 AM to 10:00 PM.
- 4) Restrict grain to feeding time.
- 5) All farm equipment is off limits.
- 6) Leave the area as clean as you found it, put your things away and clean up any manure or mess left behind. Wash dirty items outside, not in the sinks, please do not remove the strainers or pour anything except water down the drains.
- 7) The telephone is for **EMERGENCY USE ONLY**.
- 8) Turn all lights off when you are not using them, or when you leave.
- 9) If riding alone, for your own safety, let someone know of your general direction and planned return time.
- 10) Do not block the driveway, any doors, gates or vehicles when parking.
- 11) You are responsible for your guests.
- 12) Never use tack or equipment that belongs to others without their permission.
- 13) Keep stall and feeder doors closed and locked when not in use.
- 14) For safety reasons, all riders are required to wear a safety helmet while mounted.
- 15) Leave outside flood lights off when not in use.
- 16) Everyone is required to have a release signed before riding.
- 17) If you have a problem talk to us. We can not resolve problems we are not aware of.
- 18) Children are to be supervised by a responsible person at all times, and are not to be left unattended.
- 19) Lunge in the round pen when ever possible, in the indoor only when necessary and never on the grass.
- 19) Grass areas should not be used for flat work and never to the point of damaging the turf. If it is wet or muddy or the same area is becoming bare from too much use then please do not ride on those areas.

**I have read and understand the "Barn Rules".**



## Indoor Arena Policies:

- 1) No free lunging or loose horses in the indoor at any time.
- 2) Please lunge outside whenever possible. If you must lunge in the indoor, use a moving circle rather than standing in one place and do not let your horses tear around on the end of the lunge line. This will help to keep the footing consistent. Please do not lunge when others are riding in the indoor.
- 3) All access gates should be closed when the indoor is in use.
- 4) Do not use the small pass doors for horses, these are for people only. Horses should enter thru the large doors.
- 5) For safety if two riders are approaching from opposite directions they should pass left shoulder to left shoulder. Or call "inside" or "outside".
- 6) There are times when the indoor will be reserved for clinics, please check the calendar.
- 7) Early evenings and after school hours are busy lesson times. You may want to schedule your indoor riding time around busy periods.
- 8) Please pick out your horses feet when leaving then indoor. There are hoof picks and cross ties available at each entrance gate.
- 9) For safety, spectators are asked to observe from outside of the riding area.
- 10) Insurance regulations require that riders wear a helmet at all times when mounted anywhere on the property.
- 11) No Smoking in or near any of the Barns!
- 12) Be courteous! We are all sharing this facility.
- 13) Shut off Arena Lights when not in use.

**I have read and understand the "Arena Policies".**