

SORENSEN RANCH TEXAS, INC.
GUEST AGREEMENT & RELEASE FROM LIABILITY
****GUEST COPY****

GENERAL RATES –

- Bunkhouse: \$70/night for 1 guest and \$10/night for each additional guest (8 guests max.) The bunkhouse is a loft style floor plan with two open lofts. There are (3) full size beds that can sleep two each, (2) twin size beds and room for air mattresses if needed. There is a \$10/night fee for pets staying in the bunkhouse (see #3, Pet Policy below). Accommodations include sleeping quarters, kitchen and shared barn bathroom with shower and washer/dryer.
- RV Hook-Up: \$20/night. Includes electric, water and shared barn bathroom with shower and washer/dryer.
- 12' x 12' box stall with bedding, grass hay and fresh water: 1-3 head = \$35/night/stall, 4+ head = \$30/night/stall

Additional fees and/or discounts may apply. Prices & services may change without notice.

In order to make your stay and the stay of our future guests as pleasant as possible, please observe the following:

1. **PAYMENT** – Payment is due upon arrival and is accepted in the form of cash or credit card. Some reservations may require a deposit to hold reservation.
2. **HORSES** - Horse shall be free from infectious, contagious or transmissible diseases. You must provide a current negative Coggins test. We reserve the right to refuse any horse not in proper health. If you are leaving the ranch without your horse, please let us know so we can contact you in case of an emergency. If you are not reachable and it is necessary, we will contact a veterinarian for treatment at your expense. We are not liable for any damages to your horse while on our ranch or damages to your horse during transportation for veterinary care or damages caused by veterinary prescribed medications administered by us. No horses may roam freely. They must always be in a stall or pen, in hand, tied or under saddle.
3. **PETS** - Pets may be allowed (with advanced notice). We understand that you love your pets, so we strive to be a pet-friendly environment when prior arrangements are made and for pets with acceptable behaviors. Unacceptable behaviors include:
 - a. Aggression toward other animals or humans
 - b. Excessive barking
 - c. Destructive tendencies such as chewing, scratching or marking on anything within the bunkhouse or barn area

If you are considering bringing your pet please contact us first and see our pet policy below:

- a. Pets must be on a leash at all times when outside or in the barn area
- b. Please do not allow dogs to potty on anything other than the grass, a tree, bush or plant
- c. Please do not allow your pet on any furniture in the bunkhouse including beds or couch
- d. Please do not leave your pets unattended in the bunkhouse unless they are contained with water in a secure crate or cage, even if you are simply leaving to get something out of your vehicle or to attend to your horse(s) in the barn. If you are leaving the ranch without your pet, please let us know so we can contact you in case of an emergency. If you are not reachable and it is necessary, we will contact a veterinarian for treatment at your expense. We are not liable for any damages to your pet while on our ranch or damages to your pet during transportation for veterinary care or damages caused by veterinary prescribed medications administered by us.

4. **SMOKING** - Please do not smoke cigarettes or cigars or burn candles, incense or potpourri in the bunkhouse, barn, stalls or anywhere near hay or stall bedding. You can smoke anywhere outside, under the bunkhouse patio and during inclement weather, in the wash rack of the barn only. Please dispose of cigarette butts in designated cigarette receptacles.
5. **CHILDREN** – Children under the age of 18 must be accompanied by an adult. For safety purposes, small children are not allowed on the second floor of the bunkhouse.
6. **VISITORS** – Please be respectful that our ranch is a private residence. For your safety as well as ours, we would like to know all who are on the premises. If you invite a visitor while you are staying with us, please let us know in advance so we are aware that they are here with you. You will be responsible for the actions of your visitors. Please be sure they are aware of all rules. Any visitor staying overnight in the bunkhouse will be subject to the rate fees as listed above.
7. **BUNKHOUSE KITCHEN** - We know that while traveling, you are sometimes limited in space, time and refrigeration. A full kitchen is provided to accommodate guests and will be stocked with various packaged foods such as canned goods, cereals, beverages and frozen or pre-packaged meals. We provide the food items for your convenience with a list of item costs and use the “honor system” for reimbursement. The kitchen is also stocked with cooking utensils and pots and pans. Feel free to bring ingredients to prepare your own meals or let us know in advance if there is something special you would like us to stock for your stay. Please take care in wiping and cleaning up after yourself in the kitchen to ensure ants and rodents don’t move in and share your leftovers! A fire extinguisher is provided.
8. **SHARED BATHROOM** – The bathroom is shared between bunkhouse guests, RV Hook-Up guests and anyone accessing the barn. It includes a commode, vanity, shower and washer/dryer. Please do not dispose of feminine hygiene products in commode as our septic system cannot properly degrade them.
9. **DAMAGES** - Any damages to Sorenson Ranch Texas, Inc. property caused by guests, their visitors or their pets will be the responsibility of the guests and charged accordingly.
10. **DANGERS/PESTS** - Being that Sorenson Ranch Texas, Inc. is located in the country and surrounded by fields and wildlife habitat, there are inherent dangers on the property and sometimes within the barn area and bunkhouse. Considerations for safety should be taken all times. Although we do take action to control pests, you may encounter insects such as spiders, scorpions and biting fire ants, poisonous snakes, skunks, coyotes and other animals that can possibly pose a serious threat to humans, pets and horses. You are responsible for your own safety and the safety of your animals and should take necessary precautions. House shoes, slippers or sandals are recommended in the bunkhouse.
11. **ALLERGIES** – Sorenson Ranch Texas, Inc. does not assume responsibility for special circumstances due to people having allergic reactions to anything related to the property including food allergies, insect bites or plant or animal related allergies. It is possible that there have been foods prepared in our bunkhouse that some people are allergic to, such as foods containing peanuts. Although our bunkhouse is cleaned regularly, anyone with allergies or special conditions are warned that Sorenson Ranch Texas, Inc. will not be held responsible for any health problems.
12. **ROWDY BEHAVIOR** – We are all for our guests enjoying their stay with us but again, please be respectful that Sorenson Ranch Texas, Inc. is a private residence with peaceful surroundings. Excessive drinking and rowdy behavior will not be tolerated. We reserve the right to ask any guest to leave at any time if disrespectful behavior is occurring.
13. **DRUGS** – Illegal drugs are prohibited

GENERAL RELEASE FROM LIABILITY – (SORENSEN RANCH TEXAS COPY)

Under Texas Law (Chapter 87, Civil Practices and Remedies Code) and Equine Professional is not liable for an injury or death of a participant in equine activities resulting from the inherent risks of equine activities.

Participant (please print): _____

(If under 18 years of age, Parent or Guardian signature also required)

Parent/Guardian (please print): _____

Any person who rides or otherwise participates directly with the horses is regarded as a participant. This covers all horses that are on or brought onto the property of Danny and Kimberly Sorenson or Sorenson Ranch Texas, Inc., whether owned by Danny and Kimberly Sorenson or Sorenson Ranch Texas, Inc. or not.

This release will remain constantly in effect for a period of 5 years from the date of this Release.

1. Participant holds Danny and Kimberly Sorenson, Sorenson Ranch Texas, Inc., all successors, assigns, subsidiaries, franchises, affiliates, officers, directors, employees and agents completely harmless and not liable and releases them from all liability whatsoever and agrees not to sue them on account of or in connections with any claims, causes of action, injuries, damages, cost or expenses arising out of Participant's use of or presence upon property and facilities owned by Danny and Kimberly Sorenson or Sorenson Ranch Texas, Inc., including without limitation, those based on death, bodily injury, property damage, including consequential damages.
2. Participant is responsible for the full and complete insurance coverage on his/her horse, personal property and self.
3. Participant agrees to abide by all rules and regulations set forth by Sorenson Ranch Texas, Inc. and Participant is responsible for using protective gear, i.e. hardhat and boots, etc.

I have read and understand the Sorenson Ranch Texas, Inc. Guest Agreement & Release of Liability.

Participant Signature: _____

Parent/Guardian Signature: _____

Date: _____

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

How did you hear about Sorenson Ranch Texas: _____

