



# Dream Weaver Farms Boarding Agreement

## Property Owners:

Name: Steve and Lynn Decker  
Address: Dream Weaver Farms  
733 Zion Church Rd  
Crockett, VA 24323  
Phone: 276-686-6647 or 276-620-1221

## Horse Owner:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

**This Boarding Agreement** is made between the owners of Dream Weaver Farms, Steve and Lynn Decker) herein referred to as the Property Owner and \_\_\_\_\_ herein referred to as the Horse Owner.

### 1. Fee:

Rates are: \$\_\_\_\_\_ Payable per month. Rates include hay.

In consideration of \$\_\_\_\_\_ per horse, per month paid by \_\_\_\_\_ (horse owner) in advance on the first day of each month or \_\_\_\_\_ (specify regularity of payment) by \_\_\_\_\_ (specify payment method), \_\_\_\_\_ (property owner) agrees to board said horse beginning \_\_\_\_\_ on a basis as specified above.

**LATE FEES:** Payments made after the 6th of the month will incur a \$15.00 late fee. Accounts not settled after **30 Days** will be charged a penalty of 25 Percent per month.

### 2. Right of Lien:

The property owner has the right of lien as set forth in the law of Virginia for the amount due for boarding and additional agreed upon services and shall have the right, without process of law, to retain said horse until the indebtedness is satisfactorily paid in full, or sell said horse if indebtedness is not paid.

This Agreement shall be governed by the laws of Virginia. Any legal action must be brought in the county of Wythe, provided however, the parties agree to required Mediation and Arbitration of any disputes relating to this transaction.

### 3. Description of Horse:

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Sex: \_\_\_\_\_  
Color: \_\_\_\_\_ Breed: \_\_\_\_\_ Reg.No#: \_\_\_\_\_  
Height: \_\_\_\_\_ Brands: \_\_\_\_\_ Locations: \_\_\_\_\_

#### 4. Standard of Care:

Unless specific arrangements are made with the property owner, the shoeing and grooming of the Horse shall be the sole responsibility of the horse owner.

The care provided by the property owner, who agrees to provide normal and reasonable care to maintain the health and well being of said horse, shall include:

Hay: \_\_\_\_\_

Stall Board: \_\_\_\_\_

Special Instructions: \_\_\_\_\_

Supplements and vitamins, if required, are to be supplied by the horse owner. Additional fees may apply.

**Turn Out:** Horses will be turned out in selected groups. If individual turn-out is required, there will be an additional charge. Turn-out times and paddocks used will be decided by the property owner.

**Hoof Care:** The property owner agrees to implement a program of hoof care and (strike out if this does not apply) deworming consistent with recognized standards. The owner of said horse is obligated to pay the expenses of such services which is over and above the boarding fee.

If the horse owner has special shoeing requirements and their own farrier, then the property owner must be advised at least 7 days in advance of a visit from same. Should the horse owner not attend to hoof care when necessary, the property owner shall implement a program. The owner of said horse is obligated to pay the expenses of such services which is over and above the boarding fee.

**Veterinary:** The Property Owner has the permission of the Horse Owner to request a veterinary visit, or request the services of a farrier if the need arises urgently. This will be done at the horse owner's expense.

**Emergencies:** In an emergency, the property owner will make every effort to contact the horse owner, or Equine Insurance company if the horse is insured and the horse owner is not available. Any decisions made by the property owner in the absence of the horse owner will be made in the best interests of the horse. All veterinary costs are additional to the boarding fee as outlined below. Any veterinary charges are the responsibility of the horse owner, who will be billed directly by the veterinary clinic for any charges.

#### 5. Termination:

A written notice period of **30 days** from the first day of the month, submitted to the property owner, will be required to terminate the boarding agreement. Any shorter notice will cause the forfeit of the one month in advance. The property owner reserves the right to terminate the grazing agreement with one month's notice.

#### 6. Damages:

The horse owner will be financially responsible for any and all damages caused by their horses to the property and equipment used therein.

#### 7. Liability:

The property owner will take all reasonable care to ensure the horse remains free of injury while on the property owner's premises. However, the property owner is not liable for injuries to the horse or horse owner while said horse and owner are on the premises of the property owner. The horse owner must take all reasonable care when on the premises of the property owner, including the wearing of an approved safety helmet when riding said horse.

**8. Other:**

The horse owner must tidy the property owner's equipment and premises after use. Smoking is not permitted in or around the barns, near horses, or anywhere flammable materials, such as stall bedding or hay, may be found. The property is open between the hours of 8:00 AM and 8:00 PM, seven days a week. The horse owner must seek permission of the property owner to be on the premises outside of those hours.

**9. Special Conditions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Information:**

Horse owner's veterinarian: (name and number) \_\_\_\_\_

Horse owner's farrier: (name and number) \_\_\_\_\_

Special feed requirements: \_\_\_\_\_

**Immunization Record:**

Tetanus toxoid date: \_\_\_\_\_ product: \_\_\_\_\_

Last deworming: \_\_\_\_\_ product: \_\_\_\_\_

Negative Coggins date: \_\_\_\_\_

Influenza: \_\_\_\_\_

Allergies: (horse owner to list) \_\_\_\_\_

Vices: ( ) Cribbing; ( ) Weaving; ( ) Kicking; ( ) Biting; Other: \_\_\_\_\_

**Equine Insurance if Applicable:**

Company: \_\_\_\_\_ Policy Number: \_\_\_\_\_

Phone: \_\_\_\_\_

**9. Please provide two Personal References preferably from other horse facilities:**

Name	Address	Phone Number
_____	_____	_____
_____	_____	_____

**11. Agreement:**

This Agreement constitutes the entire Agreement between the parties. Any modifications or additions must be in writing and signed by all parties to this Agreement. No oral modifications will be considered part of this agreement unless reduced to writing and signed by all parties before a notary.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

**Horse Owner Signature:**

**Property Owner Signature:**

\_\_\_\_\_