

Teamworks Dog Training, llc
Site Rental Contract
 2018



AVAILABLE FOR RENTAL						
Covered Sprint Turf Arena for an Agility Trial	Outdoor Arena	Doggie Swimming Pond	Off-Leash Dog Run	Pavillion Covered Mini-Arena	Indoor Training Building – Suite 129	Indoor Training Building – Suite 125
Youngsville	Youngsville	Youngsville	Youngsville	Youngsville	Raleigh	Raleigh
100' x 120' fully fenced	100' x 100' fully fenced	100' x 60' Fully fenced	75' x 50' Fully fenced (6 ft chain link)	63' x 25'	30' x 50' training room plus kitchen area and bathroom	30' x 40' training room plus crating room and bathroom
Sport Court turf with rubber infill	Natural grass over sand (excellent drainage)	Spring-fed, fresh water pumped in; natural purple colorant to prevent algae growth	Natural grass	Artificial turf	Rubber stall matting	Rubber stall matting
Complete set of regulation agility equipment (AKC/USDAA/CPE); all contacts with rubber skins; one set of electronic timers included	Complete set of regulation agility equipment (AKC/USDAA/CPE); all contacts with rubber skins; one set of electronic timers included	Regulation 40' long dock for dock diving with traction carpeting	Treibball net and practice balls	Puppy-sized agility equipment	Complete set of practice obedience equipment; teacup-sized agility equipment	Complete set of practice obedience equipment; teacup-sized agility equipment
Cooling by BigAss™ brand fans	Privacy dura-hedge inserts in fence provide visual barrier to distractions outside the ring on three sides	Traction matting around entire edge of pond for mudless and easy exits	Gazebo and covered swing	Heating and air conditioning	Heating and air conditioning	Heating and air conditioning
Ample parking with RV electric hook-ups	Ample parking with RV electric hook-ups	Ample parking with RV electric hook-ups	Ample parking with RV electric hook-ups	Ample parking with RV electric hook-ups	Ample parking	Ample parking

Teamworks Dog Training, llc
 195 Robbins Road 8411 Garvey Drive Suites 125 & 129
 Youngsville, NC 27596 Raleigh, NC 27616

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Hourly Rental Rates for Individual Use ([Available online](#))

- *Individual rentals do not include sanctioned competition events like agility trials, but can include group practices, seminars, and private lessons.*
- *Anyone offering instruction at Teamworks must provide proof of liability insurance covering dog training instruction and also sign an agreement to adhere to Teamworks Training guidelines, which prohibit the use of shock collars, prong collars, choke collars, and physical punishment of any kind, including polling, hitting, kicking, hanging, ear-pinching, or any other form of abuse.*
- *Individual rentals must be booked [online](#) and pre-payment must be received for the booking to be confirmed.*
- *Individual rentals are subject to Teamworks [cancellation and refund policy](#), as posted on the Teamworks website.*

Covered Sprint Turf Arena	Outdoor Arena	Doggie Swimming Pond	Off-Leash Dog Run	Pavillion Mini-Arena	Indoor Training Building – Suite 129	Indoor Training Building – Suite 125
Youngsville	Youngsville	Youngsville	Youngsville	Youngsville	Raleigh	Raleigh
\$45 / hr	\$22 /hr	\$20 /hr	\$10 /hr	\$35 /hr	\$35 / hr	\$35 / hr
\$480 / day (not an event rate); (\$320 / day for non-agility use (no agility equipment included))	\$320/ day (not an event rate)	\$100 / day	\$50 / day	\$250 / day	\$100 / day	\$100 / day

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Entire Site Rentals / Sanctioned Agility Event Rentals
(Teamworks Youngsville Location)

- *Agility trials require that competitors not have access to practice equipment, other than as specified for a warm up jump. Thus, rentals for agility trials include both agility rings, as the 2nd ring would not be available for rental. While it is entirely up to the club as to whether to utilize the 2nd ring, all agility event rentals include both rings.*
- *It is the intention of the site owner to participate in agility trials held on the site, and thus be available for questions regarding equipment or the site. As an incentive to clubs, the rental rate can be significantly reduced by adding in vouchers for entries – which only costs the club the sanctioning fee, judge fee, and trial secretary fee per run.*
- *We understand how difficult it can be to find helpers at a trial, so we will provide one Teamworks staff member for all agility trials, to assist with course building.*

Entire Site Package 1	\$1000 per day	<p style="text-align: center;"><u>Includes</u></p> <ul style="list-style-type: none"> • Covered Arena & full set of agility equipment • Outdoor Arena & full set of agility equipment • 2 electronic timer sets & speakers • 2 judge’s microphones and speakers • Exclusive access to Doggie Swimming Pond • Exclusive access to Off-Leash Dog Runs • Exclusive access to climate-controlled Pavillion for crating • Exclusive access to clubhouse & picnic shelters • Exclusive access to fenced warm up • Two porta-johns , one at each ring • Access to the site at 3pm the day before the trial for set-up at no extra charge • Teamworks staff members will clear out the rings the day before the trial and put out the first course layout (as long as maps are provided no later than noon that day) • A Teamworks staff member will be provided to assist with each course build • Teamworks staff members will empty the 	<p style="text-align: center;"><u>Extra Services</u></p> <ul style="list-style-type: none"> • Overnight porta-john service is \$100 per trip; Extra porta-johns available at \$90 per unit per weekend • Overnight RV parking with electric hookup arranged by competitors by emailing michelegodlevski@gmail.com • Additional, dedicated, trained, non-competitor helpers available at \$10 per hour (must be pre-arranged)
Entire Site Package 2	<p style="text-align: center;">\$700 per day; Plus a voucher for 1 dogs’ entries for the whole weekend</p>		
Entire Site Package 3	<p style="text-align: center;">\$600 per day; Plus a voucher for 2 dogs’ entries for the whole weekend</p>		

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		trash cans each night	
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General Rental Regulations

(Violation of any of these policies will result in forfeiture of security deposit)

- Renters must [pre-arrange and pre-pay for all rentals](#). Renters must provide a one-time \$50 security deposit to be a registered renter.
- Individual renters and group rentals must fill out an online [rental application](#), sign the liability waiver and submit proof of vaccinations for all dogs brought on site prior to rental.
- Since any training done on our premises reflects our business name, we expect that renters will use humane training methods as described in our [philosophy](#).
- Private lessons may be given in Teamworks facilities only by Teamworks Instructors or by pre-approved, insured guest instructors who agree to adhere to the Teamworks humane training [philosophy](#).
- Please note: rentals are not available during trial or Show & Go weekends.
- ABSOLUTELY no dogs in heat may be present at any time on Teamworks grounds! Violation of this policy will result in security deposit forfeiture. Rentals should be re-scheduled if a dog is in heat. Please fill out an [online cancellation form](#).
- If there is inclement weather when your rental time occurs, please note that we will issue you a credit toward a future rental, but we need to receive an online cancellation request before your rental time at [online cancellation form](#).
- **Domestic Dogs/Dangerous Dogs:** Any canid that is part wild canid and that is not 100% domestic dog is not be allowed on the property. Any dog which, in the opinion of Teamworks Dog Training, is uncontrollable, unpredictable, or in any way a danger to people will be denied access to the rental.
- **Youth:** Anyone aged 8 -17 participating in a rental must have a parent or responsible adult in attendance at all times. Children under 8 years of age must be accompanied by a non-participating adult at all times while on the premises.
- **Humane Treatment:** Any person renting the facilities of Teamworks Dog Training must agree to use humane training methods that would reflect the Teamworks Dog Training [philosophy](#). Specifically, no shock collars will be allowed, no ear-pinching, no hitting dogs, no polling dogs, no throwing things at dogs, no chain or prong collar corrections, and no harsh or inhumane treatment of dogs will be tolerated. Renters who do not abide by this policy will forfeit their security deposit and will not be allowed future rentals at Teamworks.
- **Shared Time:** Rental time may be shared by more than one person, but no private lessons or instruction of any kind may be given during rental time by non-Teamworks instructors, without pre-approval and proof of insurance provided. The primary renter on the application must have a security deposit on file and will be listed as the person responsible for any damages. If rental time is shared with a Teamworks staff member, the non-staff members will owe their portion of the rental.
- **Clean Up:** All renters must clean up after their dogs when on the premises of the training facilities. This includes scooping all solids in either location left any place on either property. This also includes using the disinfectant spray bottles provided for all urine in the indoor location, and anywhere on the agility field, including the fenced areas, the agility equipment, and the fence. Renters who do not abide by this policy will forfeit their security deposit and will be denied future rental access.
- **Leave it Like You Found It:** Renters are expected to leave the rings as clean as and in the same condition as they found them.
- Security deposit for rental will be not be refunded in the case of failure to abide by any of these policies. Upon violation of any of these policies by the renter, access to the rental properties may be revoked.

Signature of Primary Contact for Club:

Date:

Teamworks Dog Training, llc

195 Robbins Road
Youngsville, NC 27596

8411 Garvey Drive Suites 125 & 129
Raleigh, NC 27616

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Doggie Swimming Pond Regulations

The owner reserves the right to close access to the pond for any reason. The pond could be closed if there is ice or snow present or if the air or water temperature is too cold. Credits will be granted for individual pond rentals that are cancelled by the site owner.

1. NO FISHING IN THE POND.
2. NO FEEDING OF BIRDS OR FISH IN THE POND OR TOSSING FOOD MATTER OF ANY KIND IN THE WATER.
3. NO HUMANS MAY SWIM IN OR DIVE IN THE POND.
4. Any dog using the pond must be current on rabies, Bordetella, and DHPP vaccinations and must not have chronic coughing, any diarrhea, or any vomiting.
5. No dogs in heat allowed in or around the pond or anywhere on the property.
6. DOGS WITH A FRESH FRONTLINE-TYPE APPLICATION (LESS THAN 48 HOURS) MAY NOT SWIM IN THE POND.
7. Teamworks Instructors have free use of the pond, but must reserve the pond online ahead of time.
8. All dog excrement must be removed and disposed of properly in and around the pond.
9. Dogs must remain in the fenced area around the pond to be off leash.
10. Aggressive or unruly dogs or dogs running out of the pond area off leash will be asked to leave.
11. Owners who do not reserve the pond and pre-pay before using the pond will be asked to leave.
12. Owners need to prevent their dogs from digging holes in and around the pond.
13. For safety, remove any slip collars before allowing your dog in the water.
14. Please allow 2 hours after your dog eats before swimming your dog.
15. There is no guarantee that this pond will be free of snakes or snapping turtles. Please monitor your dog closely and to be safe, keep your dog on a long all-tape Flexi line and have your dog wear a doggie life vest.
16. There is no guarantee that this pond will remain free of parasites like giardia. If your dog shows signs of vomiting or diarrhea, please see your veterinarian and inform the owner immediately.
17. In cooler weather, please monitor your dog closely for hypothermia. Shivering, disorientation, dilated pupils, cramps, and a slowed heart rate are all symptoms.
18. Anyone using the pond assumes all risks associated with swimming and water. There is no life guard on duty. The closest emergency veterinarian is 30 minutes away (Quail Corners (919) 876-0739 | 1613 E Millbrook Rd Raleigh, NC 27609) and the closest people hospital is 20 minutes away (Franklin Regional Medical Center (919) 497-8410 | 100 Hospital Dr Louisburg, NC 27549).
19. Violators of any of these policies will be asked to leave without a refund and all future pond privileges will be revoked.

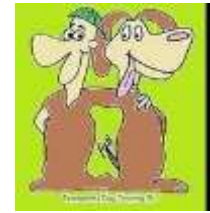
Signature of Primary Contact for Club:

Date:

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Youngsville, NC 27596

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Entire Site Rental / Sanctioned Agility Event Rental

Contract

- o Teamworks Dog Training, LLC will provide agility equipment as listed in the Teamworks Dog Training, LLC [Equipment List](#) for the agility arenas.
- o Teamworks Dog Training, LLC will provide a limited number of tents, tables, and chairs upon request. Tents, tables, and chairs must be set up by the Tenant for use. Tents, tables, and chairs must be cleaned off and disassembled by the Tenant. Any damage to any equipment will be charged to the club and must be paid in full no later than 30 days following the trial.
- o Electronic Timers are provided with agility equipment rentals. Any damage to the electronic timers will be charged to the club and must be paid in full no later than 30 days following the trial.
- o Teamworks Dog Training, LLC will provide access to the Doggie Swimming Pond, the Off-Leash Dog Run, and the Pavillion at no additional charge to the Tenant when the entire site is rented.
- o Teamworks Dog Training, LLC will provide garbage cans, garbage bags, and poop bags at no additional charge to the Tenant. It is the sole responsibility of the Tenant pick up trash left on the grounds at the end of each day of the event. Failure to do so or to perform any of the listed tasks will be subject to a **\$250** service fee per day.
- o Teamworks Dog Training, LLC will provide one Porta-John located near each agility ring at no additional charge to the Tenant. Teamworks Dog Training, LLC uses and recommends A-Sani-Can Porta-John Service at 1-866-736-8564 and encourages the Tenant to provide additional Porta-Johns and overnight service for large events.
- o Overnight tent camping is permitted for a fee of \$5 per person in designated tent areas and is limited to the space available. Overnight recreational vehicle parking is permitted at Teamworks Dog Training, LLC on a limited basis for an overnight for a fee of \$10 per RV per night. There are three electric hook-up RV spots available for \$25 per night. Reservations must be made directly with Teamworks Dog Training either [online](#) or by calling the office at (919) 9855-0422. Teamworks Dog Training, LLC reserves the right to limit or refuse camping access or to eject campers that are disruptive. Hookup to the water source by recreational vehicles is not permitted.
- o Parking, tent set up, and vendor set up is limited to the areas designated on the Teamworks Dog Training, LLC Site Map. Teamworks Dog Training, LLC reserves the exclusive right to make decisions on the designated areas and to exclude un-rented or private areas of the property from access or use.
- o Teamworks Dog Training, LLC reserves the right to advertise events being held at its facility.
- o Teamworks Dog Training, LLC reserves the right to cancel a rental proposal if the activity or group would be conducting an activity that would be in opposition to the Teamworks Dog Training Philosophy of humane training.
- o Teamworks Dog Training, LLC reserves the right to refuse any rental application.
- o When vacating the premises, the Tenant will properly lock and secure all gates and will return any equipment that has been moved to its previous location.
- o For Saturday-Sunday rentals, the tenant may have access to the ring no earlier than 3pm on the day before the rental for set-up purposes.
- o Groups renting the ring are expected to provide enough helpers to perform the listed responsibilities. If additional helpers are required for the club at the time of the event to fulfill any of the trial helper responsibilities, the club can pre-arrange to have dedicated, non-competitor helpers at a rate of \$10 per hour per helper. The number of helpers and hours the helpers will work need to be negotiated no later than one month before the event.
- o The club is responsible for all costs associated with sending in the paperwork to the sanctioning organizations.

Signature of Primary Contact for Club: _____ **Date:** _____

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RENTAL APPLICATION FORM

1. **Fill out the application below listing three contacts, and have the primary contact sign the enclosed waiver.** The vaccination form is attached for your convenience only, should participants need a form.
2. **Send application, waiver, and security deposit to:** Teamworks Dog Training, 195 Robbins Road, Youngsville, NC 275
3. **Expect to receive a confirmation letter or phone call** upon the receipt of your application. If not, email michelegodlevski@gmail.com

Club Name:			
Primary Contact for Club:			
Street address:			
City, State, Zip:			
Home phone:			
Work phone:			
E-Mail address:			
Liability Insurance:	Company:	Policy #:	Coverage:

"X"	Option		Dates
	Entire Site Package 1	\$1000 per day; No vouchers offered	
	Entire Site Package 2	\$700 per day; Plus a voucher for 1 dogs' entries	
	Entire Site Package 3	\$600 per day; Plus a voucher for 2 dogs' entries	

NUMBER OF HELPERS NEEDED AT \$10 PER HELPER PER HOUR AT TENANT'S COST:

Primary Club Contact Signature and Printed Name:	Teamworks Dog Training Signature of Approval:

Teamworks Dog Training®, LLC

<i>Teamworks Dog Training, llc</i>	
195 Robbins Road	8411 Garvey Drive Suites 125 & 129
Youngsville, NC 27596	Raleigh, NC 27616

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Event Waiver:
Assumption Of Risk, And Agreement To Hold Harmless

I understand that dog training activities are not without risk to myself, members of my family or guests who may attend, or my dog. I hereby waive and release Teamworks Dog Training, its officers, employees, owners, members, and agents from any injury or damage resulting from the action of the dog, and I expressly assume the risk of any damage or injury to myself or my dog or any other person accompanying me while on the training grounds or the surrounding area thereto. In consideration of and as inducement to the acceptance of my application for rental I hereby agree to indemnify and hold harmless release Teamworks Dog Training, its officers, employees, members, and agents from any and all claims, or claims by any member of my family or any other person accompanying me to any rental session or while on the grounds or the surrounding area. ***I agree to abide by the policies of Teamworks Dog Training listed below:***

1. **Domestic Dogs:** Any canid that is part wild canid and that is not 100% domestic dog will not be allowed on the property.
2. **Dangerous Dogs:** Any dog which, in the opinion of Teamworks Dog Training, is uncontrollable, unpredictable, aggressive, or in any way a danger to people will be denied access to the rental.
3. **Youth:** Anyone aged 8 -17 participating in a rental must have a parent or responsible adult in attendance at all times. Children under 8 years of age must be accompanied by a non-participating adult at all times while on the premises.
4. **Dogs on Leash:** All dogs must remain on leash when on the premises of the training facilities and not working inside the building or the inside fenced agility ring.
5. **Humane Treatment:** Any person renting the facilities of Teamworks Dog Training must agree to use humane training methods that would reflect the [Teamworks Dog Training philosophy](#). Specifically, no shock collars will be allowed, no ear-pinching, and no harsh or inhumane treatment of dogs will be tolerated.
6. **Clean Up :** All Tenants must clean up after their dogs when on the premises of the training facilities. This includes scooping all solids in either location left any place on either property. This also includes using the disinfectant spray bottles provided for all urine in the indoor location, and anywhere on the agility field, including the enclosed sand, the agility equipment, and the fence. Tenants who do not abide by this policy will be charged a \$50 fee.
7. **Leave it Like You Found It:** Tenants are expected to leave the rings as clean as and in the same condition as they found them. Tenants will be charged a \$50 fee for rental sites that are not cleaned after use.
8. **Females in Heat:** Female dogs in heat should not be allowed on the grounds of either rental location.
9. **Refund / Reschedule:** Cancellations for group rentals should occur no less than 48 hours before the event. Cancellations made less than 48 hours from the start of an event will be charged a \$25 fee. In the case of a cancellation of an event due to inclement weather, the fee will be waived, but there is no guarantee that the exact same time slot will be available the following week or month, and new arrangements should be made for the rental.
10. **Lock Up / Valuables:** The building and fenced area must remain locked at all times when not in use. The Tenant will be held responsible for any items found missing after the rental period.
11. **Equipment damage:** Any equipment damage should be reported immediately. Damaged equipment will be paid for by the Tenant.
12. **Security deposit** for rental will be not be refunded in the case of failure to abide by any of these policies. Upon violation of any of these policies by the Tenant, access to the rental properties will be revoked.

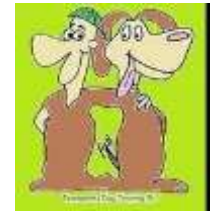
Signature of Primary Contact for Club: _____ **Date:** _____

Send form and deposit to:

Teamworks Dog Training
195 Robbins Rd
Youngsville, NC 27596

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*PLEASE ALSO YOUR [RESERVE RENTAL ONLINE](#) AND CLICK “PAY BY CHECK”
BEFORE MAILING THIS APPLICATION IN*

Send this form along and it will be sent back to you by USmail as a confirmation of your rental.

Club Name:		Dates
Entire Site Package 1	\$1000 per day; No vouchers offered	
Entire Site Package 2	\$700 per day; Plus a voucher for 1 dogs' entries	
Entire Site Package 3	\$600 per day; Plus a voucher for 2 dogs' entries	
NUMBER OF HELPERS NEEDED AT \$10 PER HELPER PER HOUR AT TENANT'S COST:		

Approval of Teamworks Dog Training, LLC: _____ Date: _____