



LESSONS. BOARDING. TRAILRIDES.
SALT POINT, NEW YORK

Misfit Farm Stable Policies

August, 2013

304 Clinton Avenue, Salt Point, NY 12578 | hello@misfitfarmnewyork.com |
Main: 914-297-9398 Cell: 914-584-6126

All policies are effective immediately and, in conjunction with the Stable Rules, must be strictly adhered to at all times. Misfit's Stable Policies are subject to change, and we will provide you with any revisions as they arise. Please read these policies very carefully, and keep a copy for your records.

BILLING

Security deposit

A one-month security deposit will be required as of August 15th, 2013. This will be refunded upon move-out or used toward the last month of board if necessary.

All boarders and lessees must have a valid credit card on file at all times to cover any unpaid invoices. Your card will NOT be charged unless you have unpaid invoices, and we will keep your information ABSOLUTELY secure. If you have not provided a credit card please do so immediately.

Monthly Billing

The billing cycle runs from the 15th to the 15th of each month. All invoices are to be paid in full on or before the 15th of each month. You will receive your invoice well before the due date.

Past due invoices will accrue *compound* interest at a rate of 12% per day until paid in full.

*** Should "extenuating circumstances" arise, please speak with barn management immediately and we will try to arrive at a mutually agreeable and reasonable resolution of any billing issues in a timely manner. ***

Credit Card Payments

Effective immediately, Misfit Farm happily accepts Credit Card and PayPal payments for all services, including boarding and leasing fees, lessons, as well as supply and farrier service invoices. You are welcome to pay by credit card, either by phone or in person. If you wish to pay by PayPal, please provide the email address associated with your PayPal account at least 3 days prior to the due-date of your invoice.

All credit card/PayPal payments are subject to a 3% processing fee, added to your total at the time of payment.

If you would like to be billed for more than one month at a time, or sign up for Credit Card or PayPal "Auto Billing" please let us know and we will discuss your options on a case-by-case basis. *Note: In the event that you pay for multiple months and move out prior to using them, we will NOT be able to issue you a refund for unused months.*



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GENERAL POLICIES

Stable Rules

Stable Rules will be posted in The Barn and will also be distributed with all agreements and waivers. These rules exist to keep all of us safe – humans and animals. If we all follow the Stable Rules, and if we all step up to help when we see something that needs to be done, we can keep our Barn clean, tidy, safe, running smoothly, and most importantly happy. If you see somebody who looks like they might not be familiar with the rules, we ask that you please help them out, so that we can all stay safe and sound.

Please read the rules carefully, refresh your memory occasionally, and keep a copy for your records. If you need another copy, just let us know.

Tack & Equipment

As we have limited room in the tack areas, it is absolutely paramount that tack rooms be kept clean and tidy, and that you put your equipment back in its rightful place after using it. You may not borrow other people's tack or equipment without their explicit permission.

Lock policy

If you wish to lock your tack trunk you must provide a key (or combination) to Stable Management. (We will not share your key or combination with anybody else, but we must have it in our possession at all times.) Any locks you have not provided access to will be removed and discarded.

Please consult the Stable Rules for more important information about tack and tack areas.

Veterinary Services

Owners are responsible for all veterinary bills, including those for emergencies, and will be subject to the veterinarian's billing policies. The veterinarian will bill you directly, per horse and per service.

In the event of a medical emergency (bleeding, breathing, colic, etc.) we will *first* contact the vet, and *then* contact the owner or lessee.

For all lessees, Misfit Farm will cover veterinarian bills for your horse's regular health care and maintenance, as well as for treatment of "natural cause" injuries.

For half-lessees, costs for emergency treatment and medical care for injuries sustained while under saddle will be split 50/50 between Misfit Farm and the lessee.



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For full-lessees, you will be 100% responsible for the costs of emergency treatment and medical care for injuries sustained while under saddle.

Should you incur them, veterinary charges will be added to your next invoice, and payment for medical services is due in full with your lease invoice.

Farrier Services

Owners are responsible for all Farrier service fees. By default, all Farrier Service costs will be added to your monthly invoice. Please let us know if you wish to pay for Farrier Services separately.

For lessees, regular Farrier services are included in the cost of your lease. Misfit Farm will also cover the cost of shoes lost during a ride.

BOARDING POLICIES

Worming & Vaccinations

All horses are required to have up-to-date vaccinations to reside at Misfit Farm. New boarders must provide proof of current vaccinations and negative Coggins test prior to move-in date.

Current boarders must provide proof of current vaccination prior to yearly "anniversary date". If you don't know when this is, please ask and we will let you know.

All horses require regular bi-monthly worming treatments to reside at Misfit Farm.

You are financially responsible for all your horse's bills, including worming treatments. Wormer and other medical supplies can be added to your invoice. Please see supply price sheet for details.

Move-out

All departing boarders are required to give 30 days written notice of intent to move-out, including the move-out date. Failure to do so will result in Misfit Farm retaining your security deposit to cover the last month of board. When you move out you are responsible for cleaning up after yourself and your horse(s). You must clean any and all facilities used by you and your horse, including stall, washstall, aisle ways, turnout shed, and any tack or equipment provided by Misfit Farm. Failure to do so will result in a \$150 cleaning fee, which will be billed separately from your final invoice.

Thank you for your attention to these matters. Please let us know if there are any questions.