

60 Day Ranch Mgmt. Internship Agreement

This WCTC Internship Agreement is made and effective, by and between Susan Moss (Host), Montgomery Long (Host's husband and hereafter known as Monty Long and / or Host and / or Hosts) and:

_____ (Intern).

I _____ being a Intern, seek accommodation and work at the Host's Ranch located at 631 Lords walk Trail, Montrose, Colorado. 81403. All the information I have provided in this Intern Agreement is correct, truthful and without deceitful intent. I am at least eighteen years of age and I am hereafter known and referenced in this 60 day Intern Agreement as Intern or Intern.

Intern has carefully read this statement, and agrees to each of its terms, as follows:

1. Intern and Host Liability and Waiver:

A. Intern recognizes that Intern is subject to the discretion of Host. Intern is Hosts' household Intern, present to learn about Host's Ranch. Intern has paid nothing to stay at Host's Ranch. Any participation Intern has in the life of the Host's Ranch is at every point entirely at Intern's discretion, and subject to Intern's control.

B. Intern recognizes that Ranch life, chores and activities involve inherent dangers. Intern will honor any advice Intern's Hosts may offer with regard to safety, health, and sanitation but Intern accepts that **such advice is not sufficient to protect Intern**. Therefore, Intern is responsible for Intern and any damage or theft to Intern's property and any bodily injury Intern may suffer whilst residing at my Hosts' Ranch.

C. In the event of any harm to Intern, Intern waives any right Intern might have to make a claim against Intern's Hosts or their insurer, with regard to hazardous conditions or activities, or Hosts' willful or negligent acts or omissions, **or for any other cause**.

D. Intern also acknowledges and agrees with the warning, under Colorado Law, an equine professional is not liable for any injury to or the death of a participant in equine activities resulting from the inherent risks of equine activities, pursuant to Section 13-21-119, Colorado revised statutes.

2. Term of Residency at Hosts' Ranch:

Intern agrees and commits to work and reside at Host's ranch for not less than 1 month, beginning on:

_____/_____/_____ and ending on _____/_____/_____.

Intern may renew this agreement for one extended term of _____ months.

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3. Work Hours and Work Ethic Description:

Intern commits and agrees to demonstrate to Hosts a helpful, cheerful, conscientious attitude combined with a productive work ethic and to complete all work in a timely manner **in compliance with Hosts' instructions and schedule.**

Intern agrees to one of the options, as follows: (Please check, using **X**, i.e. Intern's chosen option)

B. Intern will work 40 hours per week in exchange for Intern's accommodation, training and receiving \$100 cash for FOOD, calculated at a rate \$100 per week or \$400 per month. Intern agrees to receive this cash on the 7th day after Intern arrives at ranch. Intern also agrees to spend this cash solely for Intern's food and necessary items which Intern buys and cooks in their dwelling.

4. Accommodation:

A. Intern agrees to occupy one of the dwellings, hereafter known as Agreement Premises, being whichever Host hereby makes available for Intern's residential occupancy, as follows:

1. RV. 2. Large walk – in tent. 3. Rural Cabin. 4. Country Cabin.

B. All Agreement Premises includes use of outside tap water, RV indoor toilet / shower and outdoor toilet. If deemed necessary by Host, Intern agrees to share Agreement Premises and all amenities such as toilet and shower with up to 2 other people, in compliance with Host's request. Intern agrees to maintain Agreement Premises in a tidy, clean condition and wash and put away all dirty kitchen dishes by 10pm each night. Host does not provide power to large walk – in tent or Country Cabin. Host does not provide bedding, or WIFI to any Intern Agreement Premises. Intern can access the internet via Intern's personal hotspot. Host recommends Intern secures Verizon provider, prior to arrival at Host's Ranch, because all other providers are unreliable.

C. Intern shall wash and replace their mattress cover and if Intern is accommodated in an RV, Intern shall also wash and replace RV's living / kitchen room's white cushion covers, not more than 24 hours prior to Intern's vacation of Host's ranch. Intern shall use wash and dry method, as follows; Warm wash *only* including 2 cups of bleach per load. Warm dry *only* otherwise covers will melt.

D. Upon arrival at Host's Ranch, Intern shall provide Host with \$50.00 cash, being a refundable accommodation cleaning fee. Intern shall thoroughly clean Agreement Premises and have Host inspect Agreement Premises not more than 24 hours prior to Intern's final departure from Host's Ranch. Host shall refund Intern's \$50 cash, or part thereof, being a refundable accommodation cleaning fee, conditional to Host's approval of cleanliness and tidiness of Intern's accommodation.

5. Utilities.

A. Host shall pay 100% of generator gasoline, propane gas utilities used by Intern and provide free water and electricity for Intern on the Agreement Premises during the term of this Agreement unless otherwise expressly agreed in writing by Host. Intern shall pay 100% of their telephone and other services.

B. In the event that any utility or service provided to the Agreement Premises is not separately metered, Intern shall not use any equipment or devices that utilize *excessive electrical energy or which may, in Host or Monty Long's reasonable opinion, overload the wiring or interfere with electrical services to other occupants located elsewhere on Host's property*. Intern may NOT USE AT ANY TIME electric *coffee makers, heaters, fans, hair equipment or any other electrical appliance that uses 5 amps or more of power*. Host provides 110 volt power to RV and Cabin between the hours of 10am to 6pm. Intern agrees to use 110 volt power ONLY between these same hours. Intern must not connect or disconnect or alter any heat tapes, electrical and water outlets Agreement Premises without written consent from Host. Intern agrees to report any malfunction of appliances, water problems or necessary RV or Cabin repairs to Host immediately.

6. Land Use:

Intern provides sturdy work boots and gloves for their personal use and protection. Intern may not burn candles or incense, use illegal substances, marijuana, vaping instruments, any substance containing nicotine, chew tobacco, smoke cigarettes or cigars, anywhere on Host's 45 acre Ranch located at 631 Lord's Walk Trail. Intern agrees to place all trash in trash receptacles. Intern may not be in possession of firearms or weapons anywhere on Host's Ranch without written consent from Host. Intern is only permitted access to Intern's Agreement Premises and is not permitted access to any property, structures, other cabins, buildings, other tents, including solar house, cistern, other RV's and Host's residential house, located on Hosts' Ranch, without written consent from Host or Monty Long.

7. Compliance with Law.

Intern shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Intern's use of the Agreement Premises. Host shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Agreement Premises.

8. Alterations and Improvements.

Intern shall not make any alterations or improvements to Intern's Agreement Premises without written consent from Host. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Intern at the commencement of the Agreement Term or placed or installed on the Agreement Premises by Intern thereafter, shall remain Intern's property free and clear of any claim by Host. Intern shall have the right to remove the same at any time during the term of this Agreement provided that all damage to the Agreement Premises caused by such removal shall be repaired by Intern at Intern's expense.

9. Insurance.

A. If the Agreement Premises or any other part of the property is damaged by fire or other casualty resulting from any act or negligence of Intern or any of Intern’s agents, Interns or Interns, Intern’s weekly work hours shall not be diminished or abated while such damages are under repair and Intern shall be responsible for the costs of repair not covered by insurance.

B. Intern shall be responsible, at their expense, for fire and extended coverage insurance on all of Intern’s own personal household property, including removable trade equipment, located in the Agreement Premises.

10. Entry

Hosts shall have the right to enter upon Intern’s Agreement Premises at reasonable 24 hour verbal or texted / emailed written notice to inspect the same, provided Hosts shall not thereby unreasonably interfere with Intern’s personal use on the Agreement Premises. Hosts shall have same access to Agreement property to assist Intern’s activities.

11. Parking of Autos, Farm and Horse Equipment.

During the term of this Intern Agreement, Intern shall have exclusive use of 1 parking space adjacent to Agreement Premises in common with Hosts, other Ranch residents of buildings, their Interns and invitees, of the reserved common automobile parking areas, driveway, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Hosts.

12. Place Notice.

Any notice required or permitted under this Agreement shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Host to:
Susan Moss
631 Lords Walk Trail
Montrose, CO. 81403

If to Intern to:

Name: _____.

Residential Address: _____.

Mailing Address: _____.

Email: _____.

Phone : ____/____/_____.

Social Security Number: _____/_____/_____.

OR Driver’s License Number:_____

13. Intern Identification.

A. Intern agrees to email Susan Moss at her email address, as follows: hegavemebeauty4ashes@gmail.com a photocopy of Intern’s Driver’s License or Passport at the same time as Intern emails this Intern Agreement to Susan Moss.

B. Intern agrees to email Susan Moss a copy of Intern’s Background Check from: goodhire.com <https://www.goodhire.com/personal-background-checks/> at the same time as Intern emails this Intern Agreement to Susan Moss. Intern agrees to pay goodhire.com \$29.99 for their background check.

14. Pets

Intern is not permitted to have any pets on the Agreement Premises or Hosts’ Ranch.

15. Intern’s Medical Insurance and emergency contact people:

Intern agrees to Hosts’ contacting at any time, for the purpose of Intern’s welfare and especially in the event of Intern’s emergency, any 2 people, as follows:

Contact person’s name: _____.

Phone number:_____/_____/_____.

Relation to Intern:_____.

Intern’s Health Insurer Name:_____.

Intern’s Health Insurer Phone number: ____/____/_____.

Insurance group / member number:_____.

16. Intern’s Current Medical Status:

Intern states Intern has one or more of the following medical status’s. (Please complete appropriate information and place an X on correct status)

- A. Intern has never contracted COVID-19 virus.
- B. Intern contracted COVID-19 virus on ____/____/_____and is currently **not infectious.**
- C. Intern is currently COVID-19 infectious.
- D. Intern does not have any communicable diseases.
- E. Intern has communicable diseases, named and described, as follows:_____

17. Termination of Agreement

Hosts may terminate this InternAgreement, at any time, by providing Intern 72 hours (i.e. 3 days) verbal or written notice of termination. Intern agrees to vacate Agreement Premises and Hosts' Ranch located at 631 Lord's Walk Trail, Montrose. CO. 81403 prior to expiration of Hosts' 72 hours verbal or written notice of termination of this InternAgreement. Intern also agrees to thoroughly clean and tidy Intern's accommodation not more than 24 hours prior to Intern vacating Host's Ranch.

18. Intern's Mail

Intern may not have Intern's mail sent to Hosts' address at 631 Lords walk Way, Montrose. CO. 81403 without written permission from Hosts.

In Conclusion and IN WITNESS THEREOF;

the parties, being the Host and the Intern, have executed this Agreement as of the day and year first below written.

Date Signed : _____/_____/_____.

By Host: _____.
Susan M. Moss.

By Host's husband: _____.
Montgomery Long

BY: _____.
(Print Intern name.)

_____.(Intern's Signature)