



## EXTERNSHIP AGREEMENT FOR USE OF BAT WORLD SANCTUARY TINY HOUSE

Bat World Sanctuary's tiny house is a 250 square foot home located approximately 5 minutes walking distance and up a short hill to the facility. This space is offered for paid use both to volunteers and interns on a short term basis. This tiny house was made possible by our longtime supporter, Diana Lee Coles, who left a significant bequest to Bat World Sanctuary with her passing. We have created a Memorial of the property in her honor, which includes a feeding station for deer and other wildlife, located beside the tiny house. Occupants of the tiny house should take note that a live feed camera is mounted at the deer/wildlife feeding station. The tiny house sits within a gated area, though we do ask that vehicles be left outside of the gate with the gate remaining closed.



Bat World's tiny house

The tiny house is available with a \$500 deposit in the event of damages. This deposit is refundable if no damages occur during your stay. Payment can be made via PayPal invoice, Venmo, or by credit/debit card. Payment and card information is due before check-in either at the facility, or by phone.

The Bat World tiny house includes two beds, one located in an upper loft accessible by ladder, and one loveseat hide-a-bed on the bottom floor. Use of the tiny house includes a bathroom with a shower, a small kitchenette with a microwave, coffeepot, toaster oven and refrigerator. A TV with fire-stick is included, as well as free Wi-Fi.



Tiny house interior

Interns are permitted to check into the tiny house the day before their first assigned shift (Monday) and are asked to check out no later than the day after their final shift (Saturday.) This is a self-check-in system and a front door code will be given to guests the day of check-in. Externs must leave the tiny house in clean and good condition as it was provided to you - this entails bagging up trash, placing soiled linens into bags and bringing them to the facility for washing, and ensuring all personal belongings are removed from the property.

Please note that Bat World Sanctuary follows a plant based lifestyle. Over 98% of the animals that suffer and die at the hands of humans are farmed animals, and animal agriculture is one of the leading threats to wildlife habitat. Eating animals is one of the largest sources of worldwide greenhouse gas emissions, causes habitat fragmentation and destruction, results in loss of biodiversity and species extinction, wastes huge amounts of water, and pollutes air and waterways for wildlife. Out of respect for animals of all kinds, we ask that no meat, eggs or dairy is brought onto the Bat World Sanctuary property.

Smoking and drug use, as well as loud or excessive noise that could disturb both wildlife and neighbors, is not allowed anywhere on Bat World Sanctuary's property.



Top: Tiny house kitchen area and loft. Bottom: Tiny house bathroom.

## EXTERNSHIP AGREEMENT FOR USE OF BAT WORLD SANCTUARY TINY HOUSE

This Agreement shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. As consideration for this agreement, Bat World Sanctuary agrees to Extern using the tiny house located on Bat World Sanctuary's property, in Parker County, Texas. This document shall abide by all State Statutes and specifically Title VIII Chapter 92 - Residential Tenancies.

**TERMS:** Extern agrees to pay in advance \$100 per day for a five-day externship. Extern will also provide card information to Bat World Sanctuary in the event damages are made to the rental property during the guests' stay. No charges will be processed so long as the Tiny House and surrounding property is left in good and clean condition. The guest is responsible for informing Bat World Sanctuary of issues within the property after they have checked in. If no damages are reported to Bat World Sanctuary within the first 6 hours of the guests' check in, it is presumed the guest has accepted the condition of the property and is thereafter responsible for damages that are outside of reasonable wear and tear.

**UTILITIES:** Bat World Sanctuary pays all utilities and Wi-Fi.

**OCCUPANTS:** The extern is the only occupant who shall occupy the tiny house unless expressed written consent for an additional occupant is obtained in advance from Bat World Sanctuary.

**PETS:** Pets are not allowed without obtaining the prior written consent by Bat World Sanctuary.

**SMOKING:** Smoking is not allowed anywhere on the property of Bat World Sanctuary.

**NOISE:** Extern agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of neighbors. Said noise and/or activity shall be a breach of this agreement.

**CONDITION OF PREMISES:** Extern acknowledges that she/he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities are all clean, and in good satisfactory condition. Extern agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by Extern, his/her guests, and pets. At the termination of the externship, all of above items in this provision shall be left in clean and good, free of all personal property and personal trash. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, curtains, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear and are instead damages that will be deducted from the Extern's payment information on file.

**ALTERATIONS:** Extern shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises.

**PROPERTY MAINTENANCE:** Extern shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean. Extern shall be responsible for disposing trash in the Bat World Sanctuary dumpster.

**INSURANCE:** Extern acknowledges that OWNERS insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Bat World Sanctuary or any officers or volunteers be held liable for such losses.

**RIGHT OF ENTRY AND INSPECTION:** In case of emergencies, Bat World Sanctuary may enter, inspect, and/or repair the premises during the Extern's stay. Bat World Sanctuary is permitted to make all alterations, repairs and maintenance necessary to perform.

**AGREEMENT:** If any portion of this agreement is found to be void or unenforceable it shall not affect the remainder of the which shall remain in full force and effect. This agreement contains the entire agreement of the parties with respect to the subject matter of this contract, and supersedes all prior negotiations, agreements and understandings with respect thereto. This contract may only be amended by a written document duly executed by all parties. Venue for any lawsuit to enforce this contract or for any lawsuit alleging breach of this contract shall be in Tarrant County, Texas.

The undersigned Extern have read and understand this Agreement and hereby acknowledge receipt of a copy of this Agreement.

Extern's Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Bat World Sanctuary Officer Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_