



On-Site Full Lease Information

Current as of April 2026

A lease at Beverly is not simply access to a horse—it is enrollment into a defined training program aligned with that horse's tier, usage, and performance expectations. Each lease is tailored to align rider goals with the appropriate program tier, ensuring rider progression is consistently supported within the program.

Financially, this program utilizes a structured, transparent monthly pricing model, covering both the monthly board, care, and routine expenses for the horse as well as the training program for the rider. As a robust and experienced program, we can estimate the cost of our horses based on our history with them. This enables us to take a lot of the guesswork out of the routine expenses and provide a reliable range for overall predictability and simplicity. This is an ideal structure for riders navigating horse leasing for the first time.

Full Lease Included Benefits & Amenities

A full onsite lease provides a turnkey ownership-style experience with structured program participation.

- A. Riding
All riding must align with the approved lesson/training structure
 - 1. Exclusive Riding Access
Up to 6 rides per week, subject to horse care and program alignment
- B. Equipment
 - 1. Tack & Equipment
All necessary tack, blankets, and equipment provided
 - 2. Tack Storage
Dedicated locker or trunk space
- C. Show Access & Management
Pursuant to applicable policies and rate sheet
 - 1. Onsite and offsite showing permitted
 - 2. Subject to program alignment and readiness policies
 - 3. Includes show schedule planning (*All show-related expenses are billable to client*)
- D. Board, Care & Expenses (See detail below)
Pursuant to applicable policies and rate sheet

1. Full grooming
 2. Daily care and handling
 3. Turnout management
 4. Ride scheduling assistance
 5. Vet, farrier, dental, and routine care coordination
- E. Custom Training Program (See detail below)
1. Development Pathway
 2. Performance Pathway
 3. Individualized Intensive Pathway

Board, Care & Expenses Detail

- A. Included Routine Expenses (Monthly & Fixed)
1. Monthly farrier (shoeing)
 2. Annual veterinary program (vaccinations, dental, deworming)
 3. Baseline maintenance therapies (e.g., Adequan, NextHA)
 4. Standard supplements
- B. Excluded Expenses (Variable)
1. Injury or lameness treatment
 2. Emergency veterinary care
 3. New or escalated therapies
 4. Non-routine supplements
 5. Show-related meds and expenses
- C. Pricing & Configuration
- Board, care, and expenses reflect the care associated with the horse. Variations in monthly investment among different horses may result from variances in care structure, level of program support, and the horse's individualized needs.

Training Program Pathways Detail

The program is structured across two primary tiers: Performance and Development.

Each tier reflects differences in program intensity, care structure, and training focus with custom variations designed to align with rider goals and horse level.

Some horses may bridge these tiers, offering a combination of structure and flexibility aligned with rider progression.

- A. Performance Horse Program
- Performance horses operate within a structured, competition-driven training system with minimum lesson commitment that is commensurate with the performance tier of the horse and level of the rider's commitment.

1. Intensive Lesson Commitment

- **3 lessons per week (required – included in program fee)**
 - 2 flexible group sessions
 - 1 additional private lesson

2. Program Characteristics

- Fixed, ongoing weekly structure
- Designed for consistent, ongoing participation
- Scheduling flexibility (not cohort-restricted)
- Emphasis on:
 - Repetition over fences
 - Technical progression
 - Competitive readiness

3. Program Expectations

Performance horse riders are expected to maintain consistent participation in the lesson program.

B. Development Horse Program

Development program horses operate within a flexible training structure designed to support rider progression, consistency, and individualized participation within the development tier of the horse and rider.

1. Riders may participate in:

- Core (2x/week) - included
- Intensive (3x/week) - additional
- Hybrid schedules available based on rider goals and program alignment

Lesson participation remains flexible, with minimum participation required for riders in the performance pathway and/or pursuing showing.

2. Horse Show Readiness Policy: Minimum Eligibility Requirement

- Minimum 2 lessons per week

Onsite Lease Term Structure

- Minimum Term: 3 months
 - Horse Lease (paid upon signing)
 - First month of expenses (paid upon signing)
 - Security deposit (1/2 of monthly expenses (paid upon signing)

- Monthly routine expenses (paid on the 1st of each month)
- Additional expenses (paid monthly in arrears)
- Other terms
 - Extension: Month-to-month available after initial term
 - Flexibility: Horse reassignment permitted based on program needs and rider progression