

Supplemental Rental Agreement

This rental agreement may seem long, but I want to make sure you are fully informed and have no unrealistic expectations concerning your RV rental. Most rental agencies have the same rules, I just want to be completely up front and prevent any misunderstandings later. Please make sure you understand the rules and ask if you have any questions about any particular rule or expectation. Unfortunately, some customers will break rules or take things from the RV if there are no fees upon return for doing so.

- **No Refunds for Early Returns:** If you return early we do not refund the days you will not use. This includes if you have an accident or crash in the unit; however, if the crash is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
- **Fee for Late Returns:** If you are late returning the unit and do not communicate with me, the amount of what your security deposit is, can be considered the late fee. This is up to my discretion. Please communicate. Late is considered to be one minute over scheduled return time which is 11am. Plus, you will also be responsible for the cost of any canceled rentals due to your late return. These fees are voided if you purchase the late return and we agree on a time. Anything after that time, above fees apply.
- **All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit.**
- **Campground Reservations.** We are not responsible for campground reservations. All campground reservations must be made separately with the campground's reservation agency. All campground and campsite fees are separate from and in addition to the rental price and fees under this Agreement. No refunds will be given for campsite reservation errors.
- **NO SMOKING:** Smoking (including cigars, pipes, drugs, etc) in the unit forfeits your entire security deposit.
- **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. RV returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.
- **Odors / Cooking:** We do not allow anything that can create a strong smell in the RV that is difficult to remove. An extra cleaning fee will be charged to remove the odor.
- **Travel Restrictions:** No travel allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Only exception to this is a non-paved road inside a licensed RV Park. Owner permission is needed for camping in areas that are not marked.
- **Toll Roads, Red Light Cameras, parking tickets, etc:** Parking Tickets, Mailed Violations, and Toll invoices are a major burden and we charge a \$75 fee for each invoice we get. Responsibility for traffic or parking violations will be transferred to you and you will be charged a \$75 administration fee. If you want to use Toll Roads, you are free to pay at the

plazas or bring your own toll tags, just make sure no invoices or toll by plate, etc mail comes our way or the \$75 administration fee will apply! Note: Most toll agencies are good to work with and will help you out if a mistake and call them right away.

- **Awning:** We discourage the usage of the exterior awning. This is for your protection because they are at a minimum of \$3,000 to replace. They can be damaged very easily due to weather or accidental misuse. Awnings ARE NOT COVERED by insurance and you will be responsible for paying for the damage. If you must use the awning, please do not use it under bad weather and do not leave it out overnight or unattended.
- **Generators:** 3 hours/day included. \$3/hour overage charge applies for any hours over the included amount. You are responsible for checking the oil every 25 hours of usage. Do not use generator inside the trailer – it MUST be kept outside. Do not leave the trailer unattended while a generator is running. Do not run a generator overnight or while sleeping due to safety reasons. You, the renter, assume all responsibility for any and all damages caused to the trailer & its appliances and systems by the use of a generator.
- **Mileage:** 100 miles/night is included in your rental. Any excess mileage will be charged at \$0.51/mile. (If applicable)
- **Rooftop Usage:** We do not allow the use of the trailer's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a complete loss of your entire security deposit. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair.
- **Pets:** You MUST have approval from us before allowing a pet in the RV. If we reach an agreement on having a pet, a pet fee applies in the amount of \$100.
- **Security Deposit:** Your security deposit is refunded after the unit is checked in and there is no damage or issues requiring funds from the deposit. Failure to accurately report your destination or giving a false destination in order to attend a prohibited event will result in forfeiture and total loss of your security deposit.
- **Training:** When you pick up the unit we will complete a pre-rental orientation of the unit that will take about 20 minutes to an hour depending on prior experience you have with an RV. Picking up an RV is not like picking up a rental car so please plan at least 60 minutes for this when you make your plans.
- **Cleaning:** The RV must be returned in a similar condition as when we rent it out to you. It cannot be "trashed" or so dirty that is beyond what is reasonable for a vacation. Excessive mess will incur an additional cleaning fee starting at \$150.
- **Propane:** Propane must be refilled before you return unless you have chosen to add this service (for the \$100 fee) to your booking.
- **Any damages** need to be reported to us immediately. Replacement of defective parts and receipt must be brought back for reimbursement. There will be NO reimbursement if you do not bring back the defective part you replaced and the receipt. If you purchase an item necessary due to an equipment failure (sewer or water hose, ice chest, etc) the item you purchased and the receipt must be surrendered upon return if you want reimbursement.

- Appliances: The A/C, generator, awning, radio, microwave, television (if applicable), jacks (if applicable), etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. For assistance, you are advised to call the emergency contact, James Breckenridge at 559-901-2179 or Desiree Breckenridge at 559-736-6193.
- Renter Damage: If the rv and/or the contents in the rv are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc). If an accident occurs, you are responsible for obtaining a police report, contacting the other party's insurance company and contacting us immediately.
- Waste Holding Tanks: Waste holding tanks must be emptied prior to return. Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee. If you don't want to flush the tanks you can pay the dump fee of \$50.
- Fuel: A prepaid fuel fee can be added to your rental at \$6/gallon will be charged if the gas tank is not returned at the same level as when it's picked up.
- Personal Property. You release James or Desiree Breckenridge, and our agents from all claims for loss of, or damage to, your personal property or that of any other person, that was left or carried in or on the rv, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.
- Personal Injury. You release James and Desiree Breckenridge, and our agents from all claims for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guests, unborn children, or relatives, whether or not the injury was caused by use of the rv, our negligence, or was otherwise our responsibility.
- Waiver. Our failure to enforce any of our rights under this Agreement or at law shall not be deemed a waiver or a continuing waiver of any rights or remedies against another party, unless such waiver is in writing and signed by the party to be charged.
- Severability. If any provision of this Agreement is judicially determined to be invalid, void or unenforceable, the remaining provisions shall remain in full force and effect.
- Attorneys' Fees. In the event a dispute arises regarding this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, in addition to other relief to which it is entitled.
- Modifications. No term of this Agreement can be waived or modified except by a writing that we have signed.
- Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding the rental of the rv, and supersedes all prior oral or written agreements or understandings regarding this subject matter. This Agreement can only be amended by a writing signed by all parties.
- Renter Damages: If the RV, inside or out, and/or ANY of its contents that were present at the time of pick up, including, but not limited to couches/chairs, beds/bedding, counters,

walls, etc., are damaged during your rental period you are responsible for paying all damages, whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft or vandalism occurs, you are responsible for obtaining a police report, and notifying us immediately. (A documented thorough walk through will be completed, with renter present at the time renter takes possession) THE RENTAL PLATFORM (Outdoorsy, RV Share, etc.) insurance policy does NOT cover interior damage or repairs. Damage to the interior of the trailer is charged to the renter, via cash upon return or charged to your security deposit.

- Camper Abandonment/Owner Retrieval: If for any reason you abandon the RV, you will be charged a \$3,000 fee for Abandonment and Retrieval – plus any applicable fees for ANY lost/missing keys or items/parts from the RV. Abandonment means leaving the RV with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- Lockout/Lost Keys: In the event a lockout occurs you agree to pay .75 cents per mile, round trip, for owner to drive and unlock trailer and a fee of \$350.00 PER missing key. If owner is in route and key is found and trailer is unlocked, you will only need to pay for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of RV, you will be charged a \$350.00 fee PER key. If the RV OWNER determines a locksmith is required for lockout/lost key service, the full locksmith cost is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by owner before work is done.
- Extra fees: You may elect to add certain “extras” to your booking if you like. If you did not elect extra fees at the time of booking, such as the dump fee, etc., you can elect to have them deducted from your deposit. These elections should be noted on this form at the end.
- GPS Tracking: The RV has been equipped with a GPS tracking device for safety and must not be removed/unplugged for any reason. Failure to accurately report your destination, or giving an arbitrary destination in order to attend a prohibited event will result in complete loss of your security deposit and you will be requested to return the RV to owner immediately, and NO refund will be granted for unused rental dates.
- Damages Above Security Deposit/Insurance Claims: In the event there is any damage above the amount of your security deposit, you agree to pay the owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
- RV Return: When RV is returned, you agree that it will be free from damages, cleaned, and tanks emptied. A preliminary walk through will be completed and a precursory Return Form will be provided. Photos will also be taken by owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for

damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.

- Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. This includes, but is not limited to, flat tire(s), weather, any and all systems within the RV that were working at pickup (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of RV whether the renter was at fault or not, or due to renter's or any guests' negligence.
- Rental Period Extension: If, for any reason, your rental period is extended beyond the original rental period dates, you agree that this document will also extend, be valid and enforceable for the entirety of your extended rental period.
- Speed Limit: Driving an RV requires special attention to speed. RV tires are not intended for high speed. While driving our RV, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the MAXIMUM allowed speed is 65 miles per hour. When driving our RV, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing. (if applicable)
- This agreement is in addition to the rental platform (Outdoorsy, RV Share, etc.) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and owner, as indicated by the signatures below.
- Please remember that the motorhome is much taller than the average vehicle and are not equipped to withstand an impact with a tree, low bridge/overpass etc. and will result in damages totaling MORE than your security deposit, so be aware of low clearance signs. All damages to the RV, including damage while driving (tree, toll road, low overpass, drive-throughs, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. The dimensions of our travel trailer are listed on the Outdoorsy RV listing. Never attempt going through a drive-through in an RV – they are always too low.

I have read and agreed to the terms and conditions of this rental agreement and hereby give my consent to the agreement.

Renter Signature and Date: _____

Renter Printed Name: _____

Owner Signature and Date: _____

RV/Trailer VIN, Year, Model: _____

FEES ADDENDUM

BY SIGNING THIS ADDENDUM AND ACCEPTING KEYS, YOU UNDERSTAND THERE ARE EXTRA FEES THAT CAN OCCUR IF THE CONTRACT IS NOT ADHERED TO. THESE FEES, IF ASSESSED, WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT.

DUMP \$50 CHARGE WILL BE ASSESSED IF BLACK OR GREY TANKS ARE NOT EMPTIED PRIOR TO RETURN.

FUEL - \$6/GALLON WILL BE CHARGED IF NOT RETURNED AT THE SAME FUEL LEVEL.

MILEAGE 100 MILES/NIGHT IS INCLUDED IN YOUR RENTAL. ANY OVERAGE WILL BE CHARGED AT \$0.51/MILE. (if applicable)

KEY REPLACEMENT \$250 CHARGE WILL BE ASSESSED IF ALL KEYS ARE NOT RETURNED.

SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD \$50 TO REPLACE 50AMP ADAPTER.

SEWER HOSE REPLACEMENT \$100 TO REPLACE LOST OR MISPLACED SEWER HOSE AND/OR ADAPTERS.

CLEANING... MINIMUM CLEANING FEE OF \$80 or \$120 IS PAID AT THE TIME OF BOOKING... PLUS \$150 STARTING FOR EXCESSIVE CLEANING FEE FOR ANY EXTRA CLEANING REQUIRED AFTER RETURN. THE RV SHOULD BE RETURNED IN SIMILAR CONDITION AS IT WAS AT PICK-UP.

SMOKING IS STRICTLY PROHIBITED. SMOKING IN THIS UNIT WILL BE CAUSE FOR FORFEITURE OF ALL

SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.

PETS AUTHORIZED IN WRITING AT TIME OF BOOKING OR OTHERWISE ARRANGED ARE WELCOME IN MY RV. PET FEE APPLIES. (\$150) SHOULD ANY DAMAGE OCCUR BECAUSE OF YOUR PETS YOU ARE RESPONSIBLE INCLUDING, BUT NOT LIMITED TO, URINE OR WASTE STAINS, CLAW/SCRATCH/CHEW MARKS, DAMAGE TO FURNITURE, EXCESSIVE CLEANING FEE. A \$250 FEE WILL BE ASSESSED FOR EACH UNAUTHORIZED PET.

Renter Signature and Date: _____

Renter Printed Name: _____

Owner Signature and Date: _____