

Mark (951) 741 0799
Julia (951) 776 72 76

www.r27.com

419 Savannah Trace Dr
Clarksville, TN 37043

SUPPLEMENTAL RENTAL AGREEMENT

RENTER:

Full Name:	
Driver's License Number:	
Phone:	
Address:	
Emergency Contact and Phone #	
Maximum # of people:	
Other drivers:	

TRIP DETAILS:

Pick up date and time:	
Drop off date and time:	
Destination:	
Are you travelling with dog/-s?	<input type="checkbox"/> yes (number of dogs _____) <input type="checkbox"/> no
Awning Usage Allowed During Rental:	<input type="checkbox"/> yes <input type="checkbox"/> no
Unpaved Roadways Allowed (excl. RV Parks & Campgrounds):	<input type="checkbox"/> yes <input type="checkbox"/> no
Boondocking/ Dry Camping Allowed	<input type="checkbox"/> yes (number of days _____) <input type="checkbox"/> no

By signing this Supplemental Agreement and accepting the key, you understand there are additional fees that MAY occur IF contract is not adhered to. These fees, if assessed, will be deducted from security deposit.

1. You are responsible for the **Ford Entegra Odyssey, 2020, 858BJSR**, both inside and out.

Renter's Signature: _____

You acknowledge and agree:

2. **MOTORIZED AWNING:** I understand that awning damage is not covered by insurance and can be up to \$5000 to repair or replace depending on the damage. I understand that if I choose to use the motorized awning and it is damaged during my rental period, I assume the cost of any damages not covered by insurance. I understand that to avoid damage it has been explained to me to never leaving the awning extended out during rain, wind, when left unattended or overnight. I understand that these factors alone do not guarantee freedom from damage, but will help to prevent it. I also understand that for my own safety I agree to these terms because in a windy situation the awning could act as a sail and tip the entire RV over and put myself and my friends/family at risk. I as the Renter understand use of awning is at my own risk and any damages for whatever reason are going to be deducted from my damage/security deposit.
3. **TIRE DAMAGE:** You as the renter understand that when renting a drivable RV, any tire damage during a rental is your responsibility. Tire must be repaired by a certified tire shop with the same tire brand if possible or its equivalent.
4. **THINGS HAPPEN AND WE TRY TO HELP:** Plain and simple things happen. RV's break and sometimes things do not work. When "things happen", misc. water issues, air conditioner freezes from running too much and needs to defrost, a RV isn't cleaned to your standards and other misc. items I AGREE TO WORK WITH Julia and Mark Keiser AND HELP THEM TROUBLE SHOOT ISSUES AS THEY ARISE. Obviously, we want happy customers and repeat business, so we take this privilege to make those judgment calls serious. Let us say you do not have hot water in the shower, and we are not able to trouble shoot. WE DO NOT typically refund more than \$100 for these inconveniences. There are rare situations we do. You are renting a place to sleep, and you are camping. If one of the situations mentioned above is unacceptable to you and you cannot adapt when thing happen than please let us know.
5. **MISSING, STOLEN, or BROKEN ITEMS:** Please always keep camper key with you when away from the RV. Be sure to lock the RV when you step away and do not leave small children unattended inside the camper. You are responsible for missing, broken, or stolen items. We will go over an inventory list with you during walkthrough. Any item missing or damaged upon return of vehicle will be taken out of your security deposit.
6. **APPLIANCES:** The A/C, heat, awning, radio, microwave, television, jacks, plumbing, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you, but we will work to try and get issues addressed while the rental is underway. For assistance, you are advised to consult the campground host which are located at most campgrounds or give us a call 951-776-7276 (Julia) or 951-741-0799 (Mark).
7. **PROCESSING FEE:** A fee of 2.95% will be added to all misc. charges such as mileage fee, generator usage fee, damage fee, late return fee, etc. to cover time and credit card processing fees.
8. **CLEANING:** RV will be inspected, sanitized, and cleaned when you get it with EMPTY Black tank. We DO NOT charge any cleaning fees, all we ask is that the RV be returned in the same condition that you received it: microwave, cooktop, fridge and freezer, mirrors, toilet bowl, shower and shower pan, both sinks must be cleaned. Floors must be moped with the provided mop. If any DNA is left behind, and deep cleaning is required, appropriate charges will be deducted from your deposit at the rate of \$250.
9. **RENTERS LIABILITY:** Renter agrees to accept liability for any damages caused to the Rental by renter or renter's guests, including, but not limited to, damage to the Rental in any way or damage to any appliances and/or equipment furnished. Use during freezing weather is completely at your risk regarding damages to any part of the water system and freezing. If damages are more than the security deposit being held, renter agrees to reimburse Mark Keiser for costs incurred to repair/replace damaged items. If renter is having the rental delivered renter accepts all responsibility and liability once rental is delivered by driver and until driver picks up rental.
10. **RV PERFORMANCE:** The RV is setup to run off specific electrical hookups. Julia and Mark Keiser will not be held responsible for the performance of your rental when you are not hooked up to the proper electrical setup which is 30amp shoreline power. If you are using a generator, 110 reducers, etc. the RV may not function the way it is

Renter's Signature: _____

intended. Julia and Mark Keiser will not be held liable for any performance issues of the rental when you are not setup at an actual campground. Houses, fairgrounds, fields, and empty lots would be an example of this.

- 11. SMOKING (including E-cigarettes): I understand that smoking inside the camper is strictly prohibited. I understand that at the owner’s discretion if there is evidence of smoking inside the camper, I forfeit my security deposit in its entirety.
- 12. ROOF access is strictly prohibited, if evidence of someone on the roof you (as the renter) will be charged half of your deposit, no exceptions.
- 13. KEYS: I understand that RV keys cannot always be copied. If the keys to the RV are lost this may require locks being changed. I understand that if the keys to the RV are lost, I forfeit up to 50% of my security deposit
- 14. No Drugs or fireworks in the vehicle.
- 15. No Animals in the vehicle unless agreed upon by renter and owner.
- 16. You as the renter are responsible for the entire content of the RV, even if you did not utilize. Please check the contents at the walk thoroughly prior to taking possession.
- 17. I understand that RV is equipped with on-board GPS tracker. It monitors location, speed, sharp turns. Removing it will forfeit 100% of your security deposit.
- 18. DO NOT hookup RV if you are standing in water.
- 19. DO NOT plug in or unplug from hookup while generator is running.
- 20. I understand that the RV is designed to properly operate by being plugged into 30-amp service or ran by the onboard generator.
- 21. DO NOT dump grease or food down the kitchen sink or toilet.
- 22. I understand that A/C can only drop the temperature down about 20 degrees lower than outside temperature.
- 23. I Understand that Slide Out can be used ONLY when RV is parked on a level surface.
- 24. I understand that fridge performance can be unsatisfactory if temperature outside is more than 90 degrees.
- 25. I understand that ONLY 5 people can travel in moving RV.
- 26. I understand that beds, overhead bunks, sofa, dinette, or chairs NOT equipped with seat belts or factory restraint systems are not safe to occupy while the vehicle is in motion.
- 27. SECURE any loose object prior to movement of the vehicle.
- 28. ALWAYS use a lookout when backing vehicle even if equipped with rear monitor or backup camera.
- 29. BE AWARE of the total height of your vehicle, including roof mounted accessories, and verify clearance of any low object before attempting to pass beneath.
- 30. SHOWERS and tubs are slippery when wet and not for utilization while coach is in motion.
- 31. TOILET & SEWER: I understand that nothing other than the provided toilet paper, sewer treatment pods, and cleaner are to be placed in the toilet or down the sewer. This includes and is not limited to feminine products (Tampons and pads), paper towels, trash, plastic, and any foreign object. I understand that I can be charged up to \$2000 to repair any damage to either system.
- 32. Do NOT attempt to fix damage yourselves. It is your responsibility to notify us, the owners, of any damage immediately. If the potential repair is minor, you may make the repair only after consulting us. 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.
- 33. DISCONTINUE travel during high wind conditions.
- 34. Personal Property: You release Julia and Mark Keiser from all claims for loss of, or damage to your personal property or that of any other person that was in the RV.
- 35. Personal Injury: You release Julia and Mark Keiser 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.
- 36. 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.

Renter’s Signature: _____

- 37. 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.
- 38. Modifications: No term of this Agreement can be waived or modified except by a writing that we have signed.
- 39. 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.
- 40. Renter should not abandon the RV. There are certain return documents that Renter must sign to complete the transaction. Therefore, Renter’s presence at drop off is required. Abandoning the will waive Renter’s rights to entire deposit, as well as waive the right to any claims due to damages or vandalism, which may occur because of travel trailer’s abandonment.
- 41. UNDER NO CIRCUMSTANCE can departure or return of RV be after 6PM. We cannot do a proper walk through after dark. EXTRA CHARGES WILL APPLY.
- 42. If you choose to leave your personal vehicle parked at our property, you understand that Julia and Mark Keiser are not responsible for your personal vehicle safety.
- 43. I understand that I am responsible for the RV, **Ford Entegra Odyssey, 2020, 858BJSR**, will return it condition it was rented to me. I understand that if items are damaged, broken or missing I am responsible.

PET POLICY:

- 1. **Pet Health:** owner is responsible to make sure that: Vaccinations (including rabies) are up to date; Pet is free from fleas and ticks ; Pet is safe to travel to your desired destination; Pet is free from infections or contagious harmful to other pets.
- 2. **NO Leaving Pets in RV Rental Unattended:** Leaving a pet in a vehicle unattended in our RV Rental is a health hazard to your pet, a damage hazard to the RV and a possible noise issue for your camping neighbors should your pet become distressed. We strictly forbid any animals left unattended for any duration of time, period in our RV Rentals.
- 3. **Maximum # of Pets: 2.** All dogs must be approved prior to departure and we never allow more than 2 pets.
- 4. RV Owner assume no responsibility for illness or injury that may occur to pets or humans during the RV rental period or because of the contracted RV rental. The pet owner hereby assumes all responsibility and shall be solely responsible for the pet and its behavior while a guest in the contracted RV and during the entire RV rental period.
- 5. We advise all animals to be leashed any time the pet has exited the RV rental and should be restrained or crated while inside the RV rental to prevent injury to others or to the pet(s) themselves.
- 6. Further, fleas and ticks are a fact of nature and can be very prolific out in nature. We request that all pets be treated with a topical flea and tick repellent (3) days prior to departure to keep the pet from attracting pests and to help us keep our RV rental free from flea or tick infestation. This is a good practice for you and your pet safety during your RV rental vacation.
- 7. If any pet damage occurs, including any evidence of urine, feces, or any large amount of pet hair you will be charged \$200 Deep Cleaning fee.
- 8. **A \$200 FEE WILL BE ASSESSED FOR UNAUTHORIZED PETS.**

INVENTORY ITEMS:

Please, respect the items we provide and leave them clean and returned to their original storage spots. Additional fees will be assessed for any broken, lost, damaged or stolen items. Loss of any item will be charged \$15.00 plus the cost to replace them.

Renter’s Signature: _____

<input type="checkbox"/> 1 Cargo Hitch	<input type="checkbox"/> 3 plastic glasses	<input type="checkbox"/> 2 Flashlights	<input type="checkbox"/> 4 Camping chairs
<input type="checkbox"/> 1 Dustpan	<input type="checkbox"/> 1 Tongs	<input type="checkbox"/> 1 Scissors	<input type="checkbox"/> 1 Sewer pipe
<input type="checkbox"/> 1 Broom	<input type="checkbox"/> 1 Grater	<input type="checkbox"/> 1 Fire extinguisher	<input type="checkbox"/> 1 Sewer pipe adapter
<input type="checkbox"/> 1 Mop	<input type="checkbox"/> 1 Cutting boards	<input type="checkbox"/> 1 RV GPS navigator	<input type="checkbox"/> Battery jumper cables
<input type="checkbox"/> 2 Trash cans	<input type="checkbox"/> 2 Non stick casserole dishes	<input type="checkbox"/> WiFi booster	<input type="checkbox"/> 3 Emergency road triangles
<input type="checkbox"/> 1 hand vacuum	<input type="checkbox"/> 1 Coffee maker	<input type="checkbox"/> 4 RV keys	<input type="checkbox"/> 2 RV electrical adapters
<input type="checkbox"/> 1 Whisk	<input type="checkbox"/> 1 Toaster	<input type="checkbox"/> 1 Sound Bar	<input type="checkbox"/> 1 Windshield Cover
<input type="checkbox"/> 1 Bottle opener	<input type="checkbox"/> 1 Hair dryer	<input type="checkbox"/> 1 BBQ	<input type="checkbox"/> 1 Repair Tool Kit
<input type="checkbox"/> 1 Can opener	<input type="checkbox"/> 7 TV remotes	<input type="checkbox"/> 1 BBQ bracket	<input type="checkbox"/> 4 Leveling blocks
<input type="checkbox"/> 6 Metal cups	<input type="checkbox"/> 2 Extension cords	<input type="checkbox"/> 2 Water hoses	<input type="checkbox"/> 1 Queen mattress pad
<input type="checkbox"/> 2 Frying pans	<input type="checkbox"/> 1 First Aid kit	<input type="checkbox"/> 1 Outdoor rug	<input type="checkbox"/>

RULES & FEES:

Rules:	Notes:	Fees:
Smoking	If the RV is returned with any kind of smoking odor, it will result in the forfeiture of the security deposit plus any additional charges for cleaning and/or repair.	\$1500
Drugs	Storage, transportation, or use of illegal substances will forfeit your entire security deposit. RVs returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.	\$1500
Black and Grey Tanks	Black and Grey tanks MUST BE EMPTY when RV returned. Charge will apply if tanks are not emptied before return. ALWAYS empty the Black Tank first, and only after that- the Grey Tank.	\$100
Mileage	100 miles per day is free. Charged \$0.55/mile if over	\$0.55/mile
Generator	If over 3.5hrs/day. RV generators are for running the central A/C and temporary power while traveling. These are not "constant run" generators and are not designed or allowed to be used as primary power while you are camping by running them constantly for extended periods of time. If you desire air conditioning you need to use a campsite with RV electrical available to plug into. Customers are forbidden from running the generator overnight while sleeping in the unit due to the possibility of carbon monoxide getting into the unit while you are asleep – a deadly hazard.	\$3.5/hour
Fuel	If not FULL when returned we charge flat fee of \$130 Gas type: Regular (87 Octane) DO NOT USE E-85 or E-15 (engine damage will occur & you will be broken down and stuck after about 2-10 miles of driving).	\$150
Early pick up (9 AM)	If agreed with owner	\$60
Late drop off (3 PM)	If agreed with owner	\$60
Odors/cooking	We do not allow anything that can create a strong smell in the RV that is difficult to remove, such as raw fish storage or cooking with heavy spices such as curry or strong gumbo.	\$150

Renter's Signature: _____

Interior Cleaning	RV will be inspected, sanitized, and cleaned. We DO NOT charge any cleaning fees, all we ask is that the RV be returned in the same condition that you received it: microwave, cooktop, fridge and freezer, mirrors, toilet ball, shower pan, both sinks must be cleaned. Floors must be washed with the provided mop. If any DNA is left behind, and deep cleaning is required, appropriate charges will be deducted from your deposit at the rate of \$250.	\$150-\$250
Exterior Cleaning	If RV returned not in the same state it was picked up	\$150
Awning	Awning is extremely expensive (up to \$5000 for the automatic ones). They can be damaged very easily due to weather or accidental misuse. Damage to awning including damage while driving (tree, toll road, etc.) are 100% your responsibility and could exceed your security/damage deposit amount. Before opening awning, get out and check for obstruction. NEVER move the RV with the awning out. ALWAYS retract the awning for the night due possible weather changes or if you leave campsite for longer than 20 minutes.	\$1500+
Slide Out	Slide will ONLY work when motorhome is leveled on already somewhat level surface. Always set leveling jacks first prior to extending the slide. If leveling jacks are unable to level up the RV you absolutely must NOT try use the Slide. Look for the possible obstruction before extending slide. NEVER move RV with the slide open.	\$1500+
Toilet	Use ONLY RV safe toilet paper, and do NOT flush baby wipes, feminine products, etc.- it will damage the waste tank and will result in forfeiture and total loss of your security deposit.	\$1500+
Dry camping	Dry camping IF not approved by owner will forfeit your entire security deposit.	\$1500
Unauthorized pet	Fee will be assessed for unauthorized pets.	\$200
Travel Restrictions	Our RV is NOT allowed to cross US borders. Crossing the border will cause the unit to be reported stolen and the total loss of your security deposit.	\$1500+ Reported stolen
Roof	Climbing on the roof will forfeit your entire security deposit.	\$1500
Speed limit	Do NOT drive faster than 65 mph. There is a tracker installed in our RV for your own safety. After 2 warnings if still driving over 65 mph charges will be deducted from your deposit at the rate of \$350.	\$350
Damage	All damages not noted on the departure form, but noted on the return form, are the responsibility of the renter. If damage happens while RV is in your possession it is your responsibility to inform the owners immediately.	\$0+
Trip Destination	We do NOT allow our RV to be within 30 miles of Stagecoach, Coachella, Burning Man or any other festival. It will result in \$7000 fine if failed to comply.	\$7000
Freezing Weather	If you operate an RV in freezing weather, it is your responsibility to winterize and drain the water lines to prevent freezing if you leave or store the unit without the furnace left on. Customer is responsible for any freeze damage to the plumbing system. This is usually not a problem if you are staying in the RV with the heat on. Call if you have any questions!	\$0+

Renter's Signature: _____

Towing	We do not allow towing anything with our RV. Sorry – no exceptions to locking on your accessories because some customers misinform about using an accessory so they could tow something.	N/A
Lost keys	All the keys are placed on one keychain. Losing one key will result in charging for losing all the keys.	Up to 50% of security deposit
GPS Tracker	Removing GPS Tracker will forfeit 100% of your security deposit.	\$1500
Late Fees	Failing to return on time will result in charge of \$130.00 per hour after the agreed time. Please do not be late and respect our time the same way we will respect yours.	\$130/hour
“Loss of use”	The loss of our right to use the RV for any reason because of damage to it or loss of it during this rental. Loss of use is calculated by multiplying the number of days from the date of the damage of the RV until it is repaired by daily rental rate.	\$225/day
Early returns:	NO refund will be issued if you return the motorhome prior to your scheduled return date.	\$0
Exterior Cleaning:	N/A	N/A

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

<p>Party: RV27 LLC Title Members Signed: Julia Keiser, as trustee of the Keiser Trust dated 5-11-2019</p> <p>_____ Date: _____</p>	<p>RENTER:</p> <p>Full name: _____</p> <p>Signature: _____</p> <p>Date: _____</p>
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Renter's Signature: _____