

## The Georgian Roadhouse / Caleb Parton Rules & Rental Agreement

This documents intended purpose is to lay out my expectations as an owner to ensure that you as a renter fully understand what IS and IS NOT allowed in this unit. It also provides ramifications if certain rules aren't followed, and what to expect if damage occurs through negligence or accidental. Please make sure you fully understand the rules and be sure to ask questions about any particular rule or expectations if necessary prior to signing.

- 1) No Refunds for Early checkout: If you check out early we do not refund the unused days. This includes in the event of an emergency. I will be as accommodating as possible, but do understand that the contractual agreement for the scheduled rental is something that I plan around and must abide by as well.
- 2) Fee for Late Returns: The unit must be ready to turn over no later than campground checkout time on the last day of agreement. I can be flexible on returns depending on pre-discussed time of day. If weather extends your pack out time I require at least 1.5 hour heads up or a \$40 prorated fee will be incurred for every hour beyond scheduled checkout time.
- 3) 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.
- 4) NO SMOKING: Smoking of any kind including cigars, pipes, vapes, e-cigs, drugs, etc. within the unit is strictly prohibited and the use of any kind forfeits your entire security deposit.
- 5) NO DRUGS: Any evidence of the storage, or use of illegal substances is strictly prohibited and will forfeit your entire security deposit. Travel trailers returned with any evidence of drug use or storage will result in law enforcement being called for a report as well as evidence collection.
- 6) Awnings: We discourage use 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. Damage to awnings, are 100% your responsibility and will exceed your security/damage deposit amount.
- 7) Generators: Renters are responsible for security and safe operation of generator. Rented generators are for running the electrical elements of the trailer. They are not "constant run" generators and are not designed for, 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

## The Georgian Roadhouse / Caleb Parton Rules & Rental Agreement

conditioning you need to use a campsite with electric utilities available to plug into.

- 8) **NO PETS:** Pets/animals/reptiles/fish/insects/rodents of any kind, to include service animals, are strictly prohibited with no exceptions.
- 9) **Security Deposit:** Your security deposit is refunded after the unit is checked in and there are no damages or issues requiring funds from the deposit. Failure to accurately report any renter-caused issues or damage will result in forfeiture and total loss of your security deposit at a minimum.
- 10) **Training:** When you pick up the unit we will complete a pre-rental orientation of the unit that will take about 20 minutes depending on prior experience with campers.
- 11) **Cleaning:** We expect our renters to treat our camper as they would their own. We encourage our renters to keep floors swept and food properly disposed of throughout your stay to eliminate odors and insects. Unit must be returned in a clean state. "Clean" means floors swept, counters wiped down, trash removed, and used linens easily distinguishable from clean (do not re-fold used blankets). We charge a mandatory \$40 cleaning fee which includes washing linens, sanitizing dishes/cookware, and sterilizing surfaces and bathroom. If the unit requires unusually heavy cleaning, or if intentional messes are left behind, an appropriate amount will be withheld from the security deposit.
- 12) **Damage/Minor Repairs:** If the camper, generator and/or the contents in the camper at the time of the delivery orientation are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not, even if damage was caused by acts of nature (wind, rain, lightning, earthquake, fire, flood, etc). If damage exceeds security deposit, the renter is responsible for covering remaining amount. Purchased insurance covers exterior only, interior repair costs will be of the responsibility of the renter. Purchased insurance will be used for anything greater than deposit amount. The deposit does not cover the entire deductible of the purchased insurance and is the responsibility of the renter.
  - a. Any and all damage needs to be reported to the owner immediately. If the potential repair is minor, you may make the repair after consulting us. Replacement of defective parts and receipt **MUST** be surrendered upon pickup if reimbursement is expected. 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.
- 13) **Appliances:** The A/C, generator, awning, radio, microwave, and television, 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, Caleb Parton at 870-654-7171.

## The Georgian Roadhouse / Caleb Parton Rules & Rental Agreement

- 14) Renter Damage: If the camper, generator and/or the contents in the camper at the time of the delivery orientation 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 at 870-654-7171. An appropriate repair facility will estimate the damage, if any, and expedite the cleaning and/or repair.
- 15) Waste Holding Tanks: Gray water valve will be left in the closed position between emptying's and will only be emptied by the renter as often as necessary. Black water waste holding tanks will be emptied by renter ONLY if full during your stay, preferably by the owner of the unit due to proper chemical treatment and unique emptying procedure. Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee. A final cleaning and dump fee will be assessed after pickup.
- 16) Personal Property: You release Caleb Parton, and our agents from all claims for loss of, or damage to, your personal property or that of any other person(s), that was left in the camper, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.
- 17) Personal Injury: You release Caleb Parton, 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, relatives, or pets whether or not the injury was caused by use of the camper, our negligence, or was otherwise our responsibility.
- 18) Extra fees: If you did not elect extra fees at the time of booking, such as the extended cleaning fee, flushing fee, etc., you can elect to have them deducted from your deposit.
- 19) 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.
- 20) 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.
- 21) 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.

The Georgian Roadhouse / Caleb Parton Rules & Rental Agreement

22) Modifications: No term of this Agreement can be waived or modified except by a writing signed by both parties.

23) Entire Agreement: This Agreement constitutes the entire agreement between the parties regarding the rental of the camper, 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.

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

23 Nov 2021

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Renter Signature and Date

Stacy Bush

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Renter Printed Name

(229) 630-0997

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Renter Address and Phone Number

23 Nov 2021

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Owner Signature and Date

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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.

\$50 DUMP CHARGE WILL BE ASSESSED IF CAMP SITE DOES NOT HAVE SEWER UTILITY AND CAMPGROUND DUMP SITE IS AVAILABLE. IF NEITHER ARE AVAILABLE, AN APROPRIATE AMOUNT WILL BE CHARGED.

KEY REPLACEMENT: \$50 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 50 AMP ADAPTER AND \$250 TO REPLACE SURGE PROTECTOR.

GENERATOR RPLACEMENT \$1000 IF GENERATOR IS STOLEN OR DESTROYED. DAMAGE CAUSED BY NEGLIGENCE (NOT MAINTAINING PROPER OIL LEVEL ETC.)WILL BE ASSESSED AND CHARGED APPROPRIATELY.

SEWER HOSE REPLACEMENT \$150 TO REPLACE LOST OR MISPLACED SEWER HOSE AND/OR ADAPTERS.

CLEANING \$40/HR (1HR MINIMUM) FOR ANY EXTRA CLEANING REQUIRED AFTER RETURN. THE TRAILER SHOULD BE RETURNED IN THE SAME 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 ARE UNAUTHORIZED. IF EVIDENCE IS DISCOVERED OR 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, THE ENTIRE DEPOSIT WILL BE KEPT.

23 Nov 2021

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Renter Signature and Date

Stacy Bush

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Renter Printed Name

23 Nov 2021

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Owner Signature and Date