

# **Manny's Treasures, LLC**

## **Supplemental Rental Agreement & Manual "The Gulf"**



Length: 26'-10"

Dry weight: 4,200lbs

Hitch Weight: 460 lbs.

Fresh water tank capacity: 45 gallons (1 gallon of water = 8 lbs.)

Gray water tank capacity: 30 gallons

Black water tank capacity: 30 gallons

Propane tank capacity: 60 lbs.

Sleeps: 6

**Thank you** for choosing The Gulf for your get-a-way! We hope you have a wonderful time experiencing wherever your trip may take you.

To help make your trip easier we have compiled this manual to answer any questions you might have about your adventures with The Gulf.

If you have any other questions or concerns, please do not hesitate to contact us. We want you to have a stress-free and safe trip!

Manny Cabral

267-371-0700

[Mannystreasures@outlook.com](mailto:Mannystreasures@outlook.com)

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## Safety

- A **fire extinguisher** is located near both doors.
- There is an **emergency exit window** behind the sofa. To remove the window, release the two red latches and push outward on the bottom of the window.
- No one is allowed on top of the camper.
- Ensure all doors and outside compartments are **secured** before towing.
- Store or secure all loose articles inside the camper before towing. There are storage compartments under the front bunk and under the dinette seats.

## Electrical

- The electrical system is 30 amps.
- A 30-Amp Surge Protector is provided and must be used when electric is plugged in.
- A 15-amp adapter is provided for you to use if necessary.
- Do not attempt to connect to a 50-amp service.
- Do not attempt to plug into an outlet that is not grounded.

## Propane

- There are two 30 lbs. propane tanks available.
- Do not store propane tanks inside the camper.
- When lighting the stove, ensure the lighter is lit before turning on the burner. Do not allow propane to flow without a flame.
- When lighting the oven, ensure the lighter is lit before turning on the pilot, which is located under the tray on the right-side middle of the oven. Do not allow propane to flow without a flame
- Do not use the hot water heater without water in it. Also note that the hot water can get **very** hot.
- Turn off propane at the tank before towing the camper.

## Alarms

- A **smoke alarm** is located on the ceiling in the camper. If the alarm sounds, attempt to control the source of smoke if possible. If it is an emergency situation, leave the camper immediately and contact the local fire department.
- A **carbon monoxide** alarm is located inside the camper. If the alarm sounds, immediately open all windows and roof vents and leave the camper until the alarm stops.
- A **propane alarm** is located near the floor in front of the kitchen sink. If the alarm sounds, do not touch any electrical switches. Immediately turn off the propane tank and all propane appliances, open all windows and roof vents, and leave the camper until the alarm stops.

## Renter Responsibilities

This step reminds you of your responsibilities and any additional fees you may incur if you fail to meet these responsibilities. We require that you get Insurance coverage for the period of your rental if. We offer roadside coverage as an option.

\_\_\_ **Damage:** you are responsible for any damage to the camper during your rental. If damage occurs, please inform us immediately so that we can begin the process of quoting repairs.

\_\_\_ **Tires:** you are responsible for repair or replacement of tires if necessary, during your rental, even if you are not towing The Gulf yourself. There is a spare tire available to use should you need it. The replacement cost of the spare tire averages \$120.00.

\_\_\_ **Cleaning:** if The Gulf is returned significantly dirty (interior or exterior), a cleaning fee up to \$100.00 will be taken from your security deposit. Please do your best to return her in the same condition you received her in.

\_\_\_ **Pets:** we allow one well-behaved pet during your trip, with prior approval. We are a pet-friendly family and believe that your pet should have the opportunity to be a part of the memories you make. There is a \$50.00 fee for pets which covers additional cleaning that is done after a pet rental.

\_\_\_ **Wastewater:** tanks must be returned empty if you are towing The Gulf yourself. If the tanks are not empty upon return, there will be a \$75.00 dumping fee.

\_\_\_ **Mileage:** You have unlimited miles included in your rental. All mileage should be approved prior to the rental period.

\_\_\_ **Generator usage:** we do not currently offer a generator with your rental.

\_\_\_ **Late fees:** For renters who are towing, you agree to return The Gulf by 1:00 PM. For renters who are not towing, you agree to have your personal belongings removed from the camper and have The Gulf ready for us to tear down and pick up within an hour of check-out or 12PM whichever is earlier. If a late return interferes with another booking, the late fee is equal to the full nightly rate for each eight-hour period the vehicle is late, plus an additional \$100 administrative fee.

You **must** be available for the final walk-through upon return.

Once the pre-departure checklist has been completed, we will both sign off.

### Before driving away

Before you drive away, always check:

- Shore power is disconnected, and cord is stowed
- Sewer is disconnected and Hose is stowed, and caps are on the ends of the sewer caps. (Missing caps will result in deduction from your security deposit)
- City water is disconnected, and hose is stowed
- Antenna is down
- Roof vents are closed
- Hot water tank is turned off
- Propane is shut off at the tank
- Stabilizer jacks are up
- Leveling blocks and chocks are collected and stowed
- Outside compartments are closed and locked
- Sofa slide out is in and items are secured
- Steps are retracted
- Doors are locked
- Windows are closed
- All loose articles are secured
- Tow hitch is secured, and all lights are working

## Setup Lesson

The purpose of the setup lesson is so that we can teach you each element of setting up and taking down camp. If you are towing The Gulf, we will teach you how to attach and detach from your towing vehicle. The driver must be approved and verified by Manny's Treasures. We will demonstrate every element of setup and take down and will allow you to do each step yourself under our close watch. This way, you will have the confidence and knowledge from having performed each task. For renters who have us tow and setup for them, we must still go over each procedure but will not require that you complete each step yourself.

### Power

The Gulf is equipped with a 30-amp shore power connection. It is in the rear outside circular compartment. A 30-Amp Surge Protector is provided and must be used when plugging the electric in. A 15amp adapter is provided if required. Do not attempt to plug The Gulf into a 50-amp service.

### City water connection

If your campsite has a city water hookup, you do not need to fill the freshwater tank or use the water pump. In the front outside compartment is a white coiled hose that you can use to connect The Gulf to the city water hookup at your campsite. There is a water pressure regulator that we require you use and a 90-degree water elbow as well. Never use the city water hose to clean the sewer compartment.

### Fresh water tank & pump

If you are camping without a city water hookup, you'll need water in the freshwater tank. We can pre-fill the tank for you, but most campgrounds will have a fill-up station. Never put anything but drinkable water into the freshwater tank. If you are towing The Gulf yourself, remember that a full freshwater tank adds up to 288 lbs. to your weight. It may make more sense to fill the tank at the campsite if possible.

### Propane

The Gulf is equipped with two 30 lbs. propane tanks. This fuel is used for the stove, oven, heat, outside grill (grill provided as an add on) and hot water heater. Do not tow The Gulf with the propane tank open/turned on.

The stove and oven do not have an ignitor. Light the stove by holding the lighter near the burner you wish to light, then turning the burner to pilot and lighting the burner. To light the oven, hold the lighter near the pilot located in the middle of the oven right-side, under the tray, then turning the oven to pilot and light the pilot then turn oven knob to desired temperature. Light the hot water tank by turning the water heater switch on inside the camper in the bathroom. Caution: the water can get very hot!

### Wastewater Tanks

The Gulf has two tanks for collecting wastewater:

- a 30 gallon "black water" tank that collects the water from the toilet, and
- a 30 gallon "gray water" tank that collects the water from the sinks and shower.

If you are on a campsite that has a sewer hookup, you can empty the tanks whenever you wish. **Do not** leave the dumping valves always open, but rather empty the tanks when needed. This helps keep the

tanks cleaner (by not allowing a small amount of water/sludge to settle on the bottom) and stops sewer gases from leaking into the camper. We recommend checking the tank levels daily.

If you are on a campsite that does not have a sewer hookup, you will need to visit the dumping station before you leave (and potentially during your stay, depending on how long you are staying). Depending on your usage, you should be able to go 3 or more days before needing to empty the tanks. For those that have us tow to campsite most campsites offer a pump out service you can use (possibly for a fee).

The gray water tank will fill much faster than the black water tank.

## **Tires**

All tires are inspected prior to your rental. In the event of a flat tire or blowout during your rental, you are responsible for any repair or replacement that may be needed. There is a spare tire for you should you need it located on the rear bumper. There is also a Jack under the seat of the dinette. The estimated replacement cost for the spare tire is \$120.

## **Leveling blocks & chocks**

Leveling the Gulf is especially important – some systems, such as the refrigerator, are sensitive to level and can malfunction or break if used out of level.

In the front outside compartment there are leveling blocks and chocks. Use the leveling blocks to build platforms to help you level The Gulf side to side prior to unhooking from your towing vehicle and lowering the stabilizer jacks. **Do not** use the stabilizer jacks to level the camper – they are not made for this and can be damaged or bent.

There is a bubble level on the front of the camper to help you determine which wheel needs to be raised to level The Gulf. Ensure that all wheels are centered on the leveling blocks used. There are two X chocks, one for each wheel, to ensure The Gulf stays put once you have got her perfectly leveled.

Once the Gulf is leveled from side-to-side and the chocks are in place in front of and behind each wheel, you can unhook from the towing vehicle. Use the bubble level on either side near the storage door to level The Gulf from front-to-back.

## **Stabilizer Jacks**

The Gulf has four stabilizer jacks located on each corner.

In the front compartment is 4 stabilizer blocks. Once she is leveled side-to-side and front-to-back, and the chocks are in place to keep The Gulf from rolling, use the stabilizer crank handle to lower the jacks firmly on the ground.

Remember, the jacks are for *stabilizing* only. Do not use them to level the camper as this can cause them to bend or break.

## **Kitchen**

The kitchen is equipped with a refrigerator/freezer, microwave, gas stove, oven, and Keurig k-cup coffee machine. Cleaning supplies are located under the sink.

## **Refrigerator**

There is a 10 CU FT. Fridge and freezer which runs off shore power or if needed an inverter when plugged into your vehicle.

There is a latch located on the left side of the fridge door and freezer door to keep doors secured during transportation and must be latched before RV is moved.

### ***Microwave***

The microwave can only be used when connected to shore power or with a generator running. (Generator not included in rental).

### **Roof vents**

There is a roof vent in the main cabin and a roof vent and fan in the bathroom. Both can be opened and closed using the crank.

Make sure the vents are closed before leaving for the day in case it rain's while you are away!

### **Water filter**

The freshwater tank and all the plumbing are clean and safe for drinking water, but if you want to drink filtered water you can use a water filter attached to the hose.

### **Furnace**

If you need to use the furnace for a chilly night, you can easily turn it on using the thermostat on the wall near the bathroom door. It should start up and heat the camper easily. Make sure the propane is on.

The furnace exhaust is located outside by the rear door and can get extremely hot when in use, so make sure to keep kids and pets away from that area. Also keep rear door closed when heat is on.

### **Windows**

The windows all have cranks to open them. There is an emergency **exit window** in the middle of the camper, behind the sofa. To remove the window, release the two red latches and push outward on the bottom of the window.

### **Doors**

There are two doors to get in and out of the camper.

You can separate the screen door from the exterior door by pressing the black handle. There is a plastic holder on the side of the camper that will keep the exterior door from swinging shut.

When towing The Gulf, please make sure that the exterior door is shut and locked.

### **Steps**

The steps can be pulled out when The Gulf is set up so you can easily get in and out.

Always make sure the steps are retracted before towing.

### **Toilet**

To flush the toilet, use the lever on side. Allow the water to run for at least a couple of seconds. Always use RV approved toilet paper (included) and never put wipes or feminine hygiene products down the toilet.

When you dump the black water tank, run the toilet for about 30 seconds to put some water back in the tank. This helps keep solid waste in suspension, rather than drying and sticking to the bottom of the tank. Also put in one of the tank cleaning packets kept under the sink.

### **Shower**

you have about 6 gallons of hot water so quick showers are best if you like your shower hot.

### **Cleaning**

Basic cleaning supplies are located under the kitchen sink. There is RV approved toilet paper located under the bathroom sink and we provide 1 roll of paper towels, hand soap, dish soap and 1 hand sanitizer.

While we do not expect The Gulf to be expertly detailed upon her return, we also do not expect to be cleaning any bodily fluids, questionable stains, or large messes. If this happens you will be charged a \$75.00 cleaning fee taken from your deposit.

### **What Is provided**

- Can opener, wine bottle opener, bottle opener
- Scissors
- BBQ lighter
- Small Trash can; Trash bags (Small and Kitchen size)
- Mini Trash can (Bathroom)
- Sponge, Cleaner/disinfectant spray, window cleaner, Swiffer pads, dish soap, hand soap and sanitizer
- Broom and Swiffer mop
- Paper towels, RV approved toilet paper
- Keurig coffee maker.
- A deck of cards, couple card games and poker set
- First aid kit
- Toilet drop-ins
- 2-10' Sewer hoses with end caps on each end, 1-Sewer connection to RV, 1-Sewer connection to dump station.
- 1- Air Compressor
- 1-Jack, 1- 4-way lug wrench; 1- ¾ Socket with ratchet and extension, 1-lug wrench for drop leg
- 2- X-Chocks, 1- ¾ Ratchet for X-Chocks
- 1- 2' level
- 1- 24" LG Smart TV with remote and cable cord
- 1- DVD Player with remote
- 1-20' Cable Cord
- 1-90-degree water elbow, 1-Water y-splitter, 1- 25' Drinking Water hose, 1- 75' water hose; 1- water filter
- 20- Square leveling blocks, 4- Jack Stabilizing blocks
- 1- 10 X 10 Easy-up
- 2- Camping Chairs
- 1- Extension Cord



- 1- 30-Amp Surge Protector (must use), 1- 15-Amp plug
- Awning tie downs

**What is available as a add on**

- 1- Coleman Grill with gas line to RV (\$10.00)

**These items available upon request at no additional costs**

- 6-Plastic plates, bowls, and cups; forks, spoons, knives; 10-Piece pot and pan set, measuring cups, 1-vegetable peeler, 3-serving spoons, 1-tounge,3 Pc. Whisk set, Slotted spatula, 1-4” Strainer. (Kitchen Package)
- 1-Queen bedsheet set, 2-Twin Bedsheet sets, 1-Queen Comforter, 4-Bathtowels. (Linen Package)

**Pre-Departure Checklist**

This section must be completed for quality assurance, insurance protection, and to ensure the best experience for both you and us.

**Damage Walk-through**

The purpose of the walk-through is to set an agreed baseline condition of The Gulf prior to your departure. We will take photos of the exterior and interior of the camper and encourage you to do the same.

The walk-through should include a comprehensive review of the entire interior and exterior, including the undercarriage and towing equipment. All pre-existing damage should be recorded here. Please point out any damage or wear and tear you see.

**Note any exterior damages here:**

- Dent In rear door from heater.

**Note any interior damages here:**

- Several screw holes in ceiling and on walls.
- Soft spot in roof by slide out and above rear door

\*The Gulf is a 14-year-old camper. We know that there will be wear and tear and that things may break. We appreciate your honesty during the rental period.

**Training Walk-through**

The purpose of the training walk-through is to educate you on the ins and outs of camping with The Gulf. If anything that we show you is unclear or you are uncomfortable with anything, please say so!

**Exterior**

- \_\_\_ Towing set-up
- \_\_\_ Power hookups (30amp and 15amp adapter)
- \_\_\_ Wastewater tanks, black & gray

- City water connection
- Fresh water tank
- Propane tank
- Tires
- Leveling blocks and chocks
- Stabilizer jacks

**Interior**

- Water heater & water pump
- Lights and thermostat
- Slide-out sofa
- Sofa bed
- Appliances, including TV /Stereo system
- Windows and roof vents
- Toilet & shower

**Final Condition & Towing Check**

One last check of The Gulf’s roadworthiness before you drive away.

- Tire pressure
- Break and blinker lights
- Weight distribution
- Questions or concerns

**Travel Trailer Owner**

Manuel M. Cabral, III

**Renter**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

## Return Form

This form is to be completed upon return and is mandatory for deposit dispersal.

Damage walk-through

### **\*All damages must be photographed**

Here we will record damage that occurred and was not noticed prior to rental. We must do a comprehensive review of the condition of the entire interior and exterior, including the undercarriage and roof.

We have 72 hours to report damages to our insurance company, but it is in our best interest to discover any and all damages now so that you can sign off on them. This will eliminate the possibility of a claims dispute.

**Note exterior damages and estimated repair costs, when applicable:**

**Note interior damages and estimated repair costs, when applicable:**

## Conditions of add-on fees

The purpose of this step is to remind you that additional fees may be incurred if you fail to meet the renter responsibilities.

**Waste Tanks** – tanks must be returned empty or a \$75 dumping fee will be charged.

Grey water:       empty / not empty

Black water:     empty / not empty

Fee:                \$\_\_\_\_\_

**Furry Friends** – Any interior damage caused during the rental period will be subtracted from your deposit.

Furry Friend Fee: \$50.00/per rental

Fee:                YES / NO

**Delivery & Setup Fee** - \$2.50 per mile delivery fee (within a 100-mile radius).

Minimum Delivery Fee: \$150.00 (UP TO 40 MILES)

Additional Miles: \$ \_\_\_\_\_ x \$2.50

Tolls: \$ \_\_\_\_\_

Fee Total: \$ \_\_\_\_\_

Once the return has been completed, we will both sign off.

**Travel Trailer Owner**

**Renter**

\_\_\_\_\_  
**Manuel M. Cabral, III**

Date:

\_\_\_\_\_  
Date:

After the Gulf has been returned, we have up to 72 hours to request any claims against the security deposit or request that additional charges be made to you (i.e., conditional fees). You have up to 72 hours to dispute the claims. Settled claims more than your security deposit may be charged to your credit card by RV Share.

**Cancellation Policy**

- See RV Share's Cancellation Policy