

Rules & Rental Agreement

Please make sure you understand the rules and ask if you have any questions about any rule or expectation.

1. **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.
2. **Fee for Late Returns or Late Pick Up:** There is a \$50 charge per hour for late pick up or late return. You will be responsible for the cost of any canceled rentals due to your late return. All drivers must be at least 28 years old and must be listed on the contract when you pick up the unit. NO EXCEPTIONS.
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 (including cigars, pipes, drugs, etc.) in the unit forfeits your entire security deposit.
5. **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Travel trailers returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.
6. **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. If heavy odors are noticeable upon return extra cleaning charges will be applied.
7. **Travel Restrictions:** No travel allowed on any non-paved roadways such as logging roads, forest service roads, beaches, etc. Only exception to this is a non-paved road inside a licensed RV Park.
8. **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.
9. **Awnings:** We discourage the usage of the exterior awnings. 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, including damage while driving (tree, toll road, etc.) are 100% your responsibility and will exceed your security/damage deposit amount.
10. **Generators, Batteries and Dry Camping:** Generators are for running the electrical elements of the trailer. They are not "constant run" 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. It is forbidden to run a generator overnight while sleeping in the unit due to the possibility of carbon monoxide poisoning. You must adhere to local and state requirements regarding generator hours of use and decibel levels. Trailer batteries deteriorate if drained below 50%. If you are dry camping (camping without hookups) and are not plugged into power, you must charge the trailer batteries to ensure the battery charge does not fall below 50% capacity.
11. **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. Owner has 7 days to assess the trailer condition and determine if damage charges or fees will be charged. Failure to accurately report your destination or giving a false destination to attend a prohibited event will result in forfeiture and total loss of your security deposit.
12. **Training/Pick Up:** When you pick up the unit, we will complete a pre-rental orientation of the unit that will take 30-60 minutes depending on any prior experience you have with a travel trailer. Picking up a travel trailer is not like picking up a rental car so please plan at least 30-60 minutes for this when you make your plans.
13. **Cleaning:** The trailer must be returned with a clean interior, exterior and empty tanks. "Clean" means as you received it. Excess cleaning requirements will incur additional cleaning charges at owner's discretion. A minimum cleaning fee of \$50 will be taken from your deposit if the trailer is not returned in the same condition as when you received it.

14. **Damage/Minor Repairs:** If the Trailer and/or the contents in the Trailer at the time of the pick up or 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 Brandon Weeks immediately at 805-795-2661.
 - a. Any damages need to be reported to us immediately. If the potential repair is minor, you may make the repair 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 a necessary item due to an equipment failure (sewer or water hose, etc.) the item you purchased, and the receipt must be surrendered upon return if you want reimbursement.
15. **Appliances and Accessories:** The A/C, awning, radio, microwave, television, jacks, 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, Brandon Weeks at 805-795-2661.
16. **Waste Holding Tanks:** Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra fees and possible repairs costs. If you do not flush the tanks, there will be a \$100 charge removed from your deposit.
17. **Personal Property:** You release Brandon and Lisa Weeks, 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 Trailer, regardless of any party's responsibility.
18. **Personal Injury:** You release Brandon and Lisa Weeks, 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 the injury was caused by use of the Trailer, our negligence, or was otherwise our responsibility.
19. **Extra fees:** If you did not elect extra fees at the time of booking you can elect to have them deducted from your deposit.
20. **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.
21. **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.
22. **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.
23. **Modifications:** No term of this Agreement can be waived or modified except by a writing that we have signed.
24. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties regarding the rental of the Trailer and supersedes all prior oral or written agreements or understandings regarding this subject matter. This Agreement can only be amended in writing signed by all parties.

FEES ADDENDUM

DUMP \$100 CHARGE WILL BE ASSESSED IF BLACK AND GRAY TANKS ARE NOT EMPTIED PRIOR TO RETURN. TANK SENSORS MUST READ EMPTY.

KEY REPLACEMENT - \$50 CHARGE WILL BE ASSESSED IF ALL KEYS ARE NOT RETURNED IN GOOD CONDITION.

SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD. \$20 TO REPLACE 15 AMP ADAPTER. \$100 FEE TO REPLACE SURGE PROTECTOR.

SEWER HOSE REPLACEMENT \$50 TO REPLACE LOST, MISPLACED OR BROKEN SEWER HOSE AND/OR ADAPTERS.

CLEANING \$50/HR (1HR MINIMUM) FOR ANY EXCESS CLEANING REQUIRED AFTER RETURN. THE TRAILER MUST BE RETURNED IN THE SAME CONDITION AS IT WAS AT PICK-UP.

SMOKING IS STRICTLY PROHIBITED. SMOKING IN THE TRAILER IS CAUSE FOR FORFEITURE OF ENTIRE SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.

ANY PETS ENTERING THE TRAILER MUST BE APPROVED BEFORE PICK UP. A \$500 ADDITIONAL DEPOSIT IS REQUIRED FOR ANY PETS THAT WILL BE INSIDE THE TRAILER. SHOULD ANY DAMAGE OCCUR BECAUSE OF ANY PET(S), YOU ARE RESPONSIBLE FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, URINE OR WASTE STAINS, ODORS, CLAW/SCRATCH/CHEW MARKS, DAMAGE TO FURNITURE, ETC. ENTIRE SECURITY DEPOSIT WILL BE FORFITTED IF ANY UNAUTHORIZED PET IS ALLOWED IN THE TRAILER.

THERE IS A \$50 PER HOUR CHARGE IF TRAILER IS NOT RETURNED TO THE DROP OFF LOCATION AT THE AGREED UPON TIME. IF THE TRAILER IS ABANDONED WITHOUT APPROVAL OR OWNER ENDS UP HAVING TO PICK UP THE TRAILER, ENTIRE DEPOSIT WILL BE FORFITTED. IF YOU DO NOT RETURN THE TRAILER AND WE GO TO PICK IT UP, THERE IS A MINIMUM FEE OF \$200 FOR PICK UP WITHIN A 20 MILE RADIUS OF THE ORIGINAL PICK UP LOACTION, WITH AN ADDITIONAL \$4 PER MILE AFTER THE FIRST 20 MILES.

***Assumption of the Risk and Waiver of Liability Relating to
Coronavirus/COVID-19***

The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. COVID-19 is extremely contagious and is believed to spread mainly from person-to-person contact. As a result, federal, state, and local governments and federal and state health agencies recommend social distancing and have, in many locations, prohibited the congregation of groups of people. Brandon and Lisa Weeks have taken precautions to reduce the risk of COVID-19 in their trailer; however, we cannot guarantee that you or your child(ren), or guests with you, will not become infected with COVID-19.

By signing this agreement, I acknowledge the contagious nature of COVID-19 and voluntarily assume the risk that my child(ren), guests and I may be exposed to or infected by COVID-19 while renting Brandon and Lisa Weeks' trailer and property and that such exposure or infection may result in personal injury, illness, permanent disability, and death. I understand that the risk of becoming exposed to, or infected by, COVID-19 while renting Brandon and Lisa Weeks' trailer and property may result from the actions, omissions, or negligence of myself and others.

I voluntarily agree to assume all of the foregoing risks and accept sole responsibility for any injury to my child(ren), my guest, or myself (including, but not limited to, personal injury, disability, and death), illness, damage, loss, claim, liability, or expense, of any kind, that I, my guest or my child(ren) may experience or incur in connection while in possession of Brandon and Lisa Weeks' trailer and property. On my behalf, my guest's behalf, and on behalf of my children, I hereby release, covenant not to sue, discharge, and hold harmless Brandon and Lisa Weeks, of and from the Claims, including all liabilities, claims, actions, damages, costs, or expenses of any kind arising out of or relating thereto. I understand and agree that this release includes any Claims based on the actions, omissions, or negligence of Brandon and Lisa Weeks, whether a COVID-19 infection occurs before, during, or after participation in renting Brandon and Lisa Weeks' trailer and property.

Travel Trailer Setup & Deployment Procedures

1. Before unhitching be sure that wheel chocks are in place in front and behind the wheels.
2. Place wood block under the tongue jack and **raise the front** to remove tension off the load distribution bars. Your tow vehicle rear end will be lifted higher than its normal stance.
3. Remove load distribution bars then lower the tongue jack and release the tongue pin.
4. Re-raise the tongue to disconnect your tow vehicle from the ball, remove safety chains, 7pin connector, and emergency brake cable.
5. After verifying you have clearance, remove the truck hitch and store hitch and load distribution bars carefully in the storage bin of the camper. Place on top of something to prevent damage to the storage bin flooring.
6. Level the camper from front to rear. Use the leveling bubble attached to the front of the camper to verify that it is level.
7. Lower the stabilizing jacks on both the front and the back.
 1. **DO NOT raise or lower the power tongue jack once the stabilizing jacks are in place this will damage the stabilizing jacks.**
8. Connect power to the camper. **You must use the 30 AMP surge protector** to validate that the outlet has no issues. Connect trailer power cord to the surge protector. Then connect surge protector to power source.
9. If water connection is available connect water hose to **city water connection** on the camper. The water pressure regulator is already connected to the provided hose and must be used. Pressure regulator end connects to the trailer. If connected to city water, **do not turn on Water Pump at the Control Panel** inside.
10. Connect sewage hose and 90-degree elbow to waste pipe and use the sewage support system located in the back driver side compartment to support the line.
 1. Leave black water and gray water tanks closed until you are ready to empty them.
 2. Check the tank levels on the control panel daily. Should the tank reach 2/3 full, release the drain for 1 minute to allow more space in the tanks, but do not empty completely. The gray tank will later be used to help flush the black water when you get ready to dump it.
11. If the campground provides Cable TV, you can connect the TV cable to their cable service. Rescan for channels using the remote.
12. **Be sure to carefully check all surroundings before extending slide out.** Extend the slide out all the way until it stops.
13. Gas
 1. Turn on one of the gas tanks, wait a few minutes to allow the gas to fill the lines then light the stove burners to verify that sufficient gas is being provided to the devices.
NOTE: Be sure to remove exterior exhaust cover located on the exterior passenger side (door side) located towards the top middle of exterior wall.
 2. It is recommended to only turn on one tank at a time and use the directional lever to point to the secondary tank when you get low on gas. This way you know if you will have sufficient propane to last the entire trip.
 3. Be sure to have the gas on before moving onto the Hot Water and Refrigerator options so that you know you have sufficient propane in the lines to feed all devices in the camper.
14. Hot Water and Pump – Control Panel
 1. Flip the “DSI Water Heater” switch located on the entryway panel to heat the water. Note: Should you pop a breaker and need to reset the main breaker you will also need to flip this switch off and on again to reset the control board.
 2. If using freshwater tank, turn on Water Pump. If using a hose and you are connected to city water **DO NOT TURN ON the Water Pump.**
15. Refrigerator
 1. The refrigerator can run on either electricity or propane. Keep this selected to Auto unless you specifically need to use propane. Be sure to push the button to the **ON Position** or the fridge/freezer will not get cold.
16. To use the table as a bed, close table and securely store in its spot between the seats where it will not shift. Remove the 2 back cushions and place them onto the tabletop.
17. To use the couch as a bed, pull up and pull forward to lay the couch into the bed position. To return to a couch position pull up on the front and push downward towards the center and back to push the back of the couch back up.

Take Down Procedures

1. Make sure the TV's are strapped back in place using the Velcro straps.
2. Make sure awning is completely retracted.
3. **Close bathroom door and all other doors/drawers/windows.** Do not leave anything laying out. Things will shift during travel.
4. Make sure bunk ladder is stored/tucked in before bringing in the slide out.
5. Retract the slide all the way until it stops. Clicking noises are normal once completely closed.
6. Shut off all lights to prevent draining of the battery.
7. Disconnect power cables, TV cables and store them neatly in the bins.
8. **BLACK water and GRAY water tank draining (there are 2 gray tanks)**
 1. **Drain the BLACK water tank first, leave the valve open. Do not drain gray tanks until black tank is finished draining.**
 2. **Drain the 2 Gray water tanks next. Make sure to drain both. LEAVE ALL VALVES OPEN.**
 3. **Connect the water hose to the San-T-Flush flushing valve located on the exterior to the right of the bathroom door. Turn on the water. Leave water running for 5 minutes. Before turning water off, verify the water is coming out clear from the 90-degree elbow attachment. Turn off the water and wait for the tanks to fully drain.**
 4. **Once water is barely dripping, close all 3 tank valves and secure the drain cap.**
 5. Disconnect waste hose and store back in the rear bumper storage. Put the cap back on.
 6. Store 90-degree elbow in the black trash bag and place it back in the storage cabinet.
 7. Replace sewage support system and put orange clip back on to keep it closed.
9. Retract front and back stabilizer jacks.
10. Lift trailer front end to ensure enough clearance for your tow vehicle. Hook up the tow vehicle to the tongue of the camper, attach pin and raise trailer enough to be able to slide the load distribution bars back in place. Connect chains link at the tightest one possible. Use provided pole to set the distribution bars in place. Lock them in place using the locking pins. Replace metal pole back in cargo bin.
11. Connect 7 pin connector, safety chains and emergency brake cable to the tow vehicle.
12. Lower the tongue jack and remove wood blocks and wheel chocks and store them in the storage bin at the front of the camper.
13. Close and lock all doors.
14. Close both doorsteps on outside.

Checklist before driving off

1. Are all power switches and lights turned off? (Check the entry way panel)
2. Is the TV's properly secured on the wall mount?
3. Are all hoses and cables disconnected and stored properly?
4. Are Stabilizing Jacks retracted?
5. Are Door Stairs stowed away properly?
6. Are the ceiling fan covers closed and locked in place? Bathroom, Kitchen and Bedroom?
7. Is the slide out fully retracted back in?
8. Are all the windows closed to prevent rain from entering the camper while in motion?
9. Are all doors and cabinets closed and secure?
10. Are all objects in the camper properly secured?
11. Are the tanks fully drained of water and sewage?
12. Are the propane tanks off and valve cover secured?
13. Are all tow cables, distribution hitch bars properly secured?
14. Are all leveling blocks and wheel chocks picked up and stowed away properly?
15. Are both Entry Doors Locked?
16. Is your tow vehicle attached correctly and safely with all steps followed?

If you have any problems, questions, or concerns not outlined here, call Brandon Weeks at 805-795-2661.

The instructions within the **Travel Trailer Setup & Deployment Procedures** are not optional. They are required steps that are vital to ensure safety, proper function and prevent damage of the trailer. If these steps are not followed it may lead to injury, damage or additional time and labor necessary to resolve issues caused from failure to follow the instructions. If damage or additional time and labor is caused it will be removed from your deposit at the rates specified in the contract and in the Rules & Rental Agreement as well as the FEES ADDENDUM. By signing below, you agree that you have read, understand and agree to follow instructions in the Travel Trailer Setup & Deployment Procedures.