

Supplemental Rental Agreement (SRA)

Thank you for choosing us! Below, you'll find our Rental Agreement. This contract is supplemental to the contract required by the booking platform. By booking with us, you imply that you've read, understand, and agree to follow all rules set forth in this Agreement.

Please allow at 60-120 minutes for your walk through and orientation. If you have little or no towing or travel trailer experience, we ask that you video the directions you are given for reference later on your phone. **Please download the app used to control our Bluetooth brake controller ahead of your pick-up date (ECHO Smart Control), we will help you log in once you arrive.*

1. General Damages Statement:

- a. All damages incurred by the Renter will be paid for by the Renter whether as a post-trip fee assessment, by accessing a security deposit, by working with the Rental Platform to procure additional damages, or by litigation if necessary. If the Renter has not made a security deposit large enough to cover the insurance deductible, the Renter will be responsible for paying the difference out of pocket.
- b. The Owner retains the right to seek remediation, even if the action causing damages isn't specifically listed in this SRA. "Damages" can be considered direct losses (physical damages to the unit) as well indirect losses (loss of rents or loss of wages to the Owner.)
- c. There is a GPS tracking device on the RV. The Renter's location as well as speed at which the RV is being towed can be monitored and if warranted, used in the event of a claim.

2. Walk-Through/Orientation:

- a. Walk-through may be filmed for the protection of the Owner. Renter is also encouraged to film their own orientation walk-through in case they need to reference directions given by the Owner throughout their trip. The rental platform requires the owner to view all verified driver's licenses at walk-through. Photos of any IDs will be destroyed upon return of RV.
- b. The Account Holder and any other Verified Drivers (other approved drivers/towers of the RV) will need to be present at the walk-through. Please bring a photocopy of your IDs as required by the platform insurance addendum (or allow Owner to take a photo of all verified driver's IDs and will destroy/delete them upon return of RV.)
- c. For insurance purposes, the Owner is required to complete a 'test-drive' with the Renter driving once the trailer is hitched up.

3. Returns:

- a. Unless prior arrangements have been made with the Owner, rentals are due back between 1:00PM and 3:00PM on your scheduled day back. Returns between 3:00PM and 6:00PM, without prior approval, will be assessed the late fee. Returns after 6:00PM, without prior approval, will incur an additional night's rental fee and charge for insurance.
- b. The Account Holder will need to be present to check-in the RV.
- c. Unless prior arrangements have been made with the Owner, rentals returned back before their scheduled return date **will not receive a refund for unused nights**

regardless of the reason for return. Please plan your trip length accordingly ahead of time.

4. Towing and Use of the RV:

- a. Always drive/tow and without distractions. This includes refraining from using cell phones to text, look at the internet, play games, or to make calls that aren't over Bluetooth or on speaker while operating or towing the RV. The renter is responsible for damages that result from operating the RV in any careless manner (whether intentionally, unintentionally, or negligently) that causes damage to the RV. This includes excessive wear and tear and neglect.
- b. Do not drive the RV in excess of 65MPH and always practice safe following distance. Driving an RV in excess of the 65MPH and/or hard-braking causes excess wear and tear on YOUR vehicle as well as on the RV. The renter is responsible for damages that result from operating the RV in any careless manner (whether intentionally, unintentionally, or negligently) that causes damage to the RV.
- c. The RV tires are rated for speeds UP TO 65MPH, do not exceed that speed.
- d. The Owner will not be held responsible or liable for **any** damages to the Renter's vehicle caused by rigging up, setting up, using, or towing the RV.
- e. Flat/damaged tires on the RV that occur in the Renter's possession are the Renter's responsibility. Please replace or contact Roadside Assistance provided by the rental platform for assistance.
- f. Door, windows, top hatch, utility access panel doors, bathroom door, steps, kitchen table, cabinets and drawers must be secured and/or closed and locked during motion.
- g. No loose items in the RV during motion or while it is in tow. If it's loose, it WILL slide and could cause damages.
- h. **NO PERSON OR PET SHALL RIDE IN THE RV DURING TOW OR WHEN THE RV IS IN MOTION, IT IS AGAINST THE LAW IN MOST STATES.**

5. Water/Waste Holding Tanks:

- a. A \$150 fee will apply if the black/grey water tanks are not emptied and flushed prior to return. If the Renter does not feel confident emptying the tanks before returning the RV, please do not attempt the task and let Owner know up front and they will be happy to empty the tanks for the Renter. The \$150 fee will apply. This is also true if the Renter simply does not want to empty the tanks or does not have time – that is perfectly ok, but the \$150 fee will apply.

6. General Cleaning & Condition of RV:

- a. Please do not use chlorine bleach or harsh chemicals in or on the RV. Usage of harsh chemicals such as bleach-type products will cause damage to the plumbing, sewage tanks, furniture and flooring.
- b. The RV should be returned to the Owner in a relatively clean state. At Owner discretion, a Cleaning Fee will apply (between \$25 - \$250) based on the condition of the RV upon return. To avoid application of fees, basic cleaning expectations include:
 - i. Removal of all trash, sweeping out the RV, no food or food particles left behind in the fridge, microwave, on the counter, floor or in the sink.
 - ii. **RV is free from any evidence of bodily fluids or waste, (including on, in or around the toilet.)** Take all necessary precautions to ensure occupants do not

soil the RV unit with **any bodily waste or fluids** (vomit, feces, urine, semen, blood). This is not a hotel. The Owner provides basic cleaning products and a new toilet brush for each Renter. The Renter is expected to use these during the trip and before the RV is returned to the Owner. Bodily fluid cleaning and/or odor remediation will result in excess cleaning fees, **which may exceed the security deposit or at minimum**, the maximum cleaning fee will apply upon return of the RV.

- iii. If supplied, used linens, rags and towels are to be left in the shower stall.
- iv. Used dishes, pans and utensils are to be rinsed and carefully placed into the yellow/black bin located under the dinette seat.

7. Propane, Water and Electric:

- a. **Renter must provide their own propane and propane refills throughout the rental** – owner does NOT provide propane gas. The exception to this rule - there is a 20lb propane tank mounted to the tongue of the RV that fuels the RV stovetop and the hot water heater. The Renter is welcome to use whatever gas is in it and is not expected to refill it upon return.
- b. The fridge, AC, fireplace, and radio are electric and will require plugging into electric service at a home, building, campground, or the usage of a generator. The propane tank mounted to the front of the RV only powers the RV stovetop and hot water heater.
- c. As a general FYI - When the battery to the RV is fully charged, and the RV is not plugged into another power source, the battery will power the fridge for up to 48-72 hours *if* nothing else is concurrently running off of the battery.
- d. PLEASE NOTE - Leaving the RV plugged into the tow vehicle will eventually drain the battery of the tow vehicle if it's left plugged in too long while sitting stationary.
- e. The Owner's generator is a Champion 2000 Starting/1700 Running-Watt 39lb Inverter Generator. If borrowed, the Renter agrees to provide gas for the generator.
- f. It is suggested that the Renter's destination have full water and electrical hook ups although it is not required as long as Renter is aware of the AC/heater limitations, the cold weather rules, the shower limitations, and the RV may need the black & grey water tanks dumped during the rental period, sometimes frequently depending on the number of guests using the water & toilet.
- g. **Do not run the water pump if there is no water in the system**, this will destroy it and the Renter will be responsible for all repair costs.
- h. There is no need to use the water pump if hooked up to city water.

8. Verified Operators:

- a. For insurance purposes, only "Verified Drivers" aged 25 and up will be allowed to operate or tow the RV. To become "Verified" or to add additional "Verified Drivers" to your booking, **call customer service of the booking platform for assistance**. Please note that verification can take up to 24 hours and that verification requires photos & uploading of each driver's ID/license. Do not wait until the last minute to add additional verified drivers. **Reservations made to operators under age 25 or with no Verified Driver(s) will be cancelled. Insurance does NOT cover drivers under age 25 or Non-Verified Drivers and the Renter will be held accountable for all damages caused while**

any Non-Verified Driver was operating/towing the vehicle out-of-pocket, even if that results in legal action by the Owner against the Renter and/or Non-Verified Driver.

9. Pets:

- a. **Dogs are the only pets considered for approval.** All dogs require prior pre-approval from the Owner and a pet fee will apply. There is a two (2) pet max limit with no single pet weighing over 55 pounds.
 - i. **All approved pets must be kenneled if the Renter/Pet Owner is not present with the animal(s) inside the RV.**
 - ii. Undisclosed or non-preapproved pets discovered by Owner will result in a \$100 post-trip fee.
 - iii. Pet messes or damages will result in – at minimum – the max Cleaning Fee applied upon return of the RV to the Owner.
 - iv. The Renter assumes all liability associated with any pet including damages to any third party's property or person (bites, damages, destruction, etc.) The Owner will not be held responsible for any damages caused to a third party by the Renter's animal(s) whether approved or not.

10. Toilet and Plumbing:

- a. Do not insert anything other than human waste and RV/Boat toilet paper (single ply + septic safe) into the toilet. This will cause damage to the toilet or tanks, of which the renter is responsible for the cost of repair and loss of use. NON-APPROVED items include; feminine products, baby wipes, napkins, condoms, regular toilet paper, tissues, trash, cigarette butts, cleaning products such as soap or bleach, toys, etc.) The renter of the RV will be responsible for repairs as a result of placing anything other than human waste and RV/Boat safe toilet paper. Average repair cost to the RV waste system is \$750 upwards of \$3,500 or more.
- b. Toilet fullness levels need monitored frequently.
 - i. If waste levels are getting high, **empty the tank throughout your rental period**, don't wait until after or until the waste levels are extremely high. Renter is required to insert a Toilet Treatment Tab after draining, flushing and refilling tanks (not necessary if draining/flushing to return dry RV to Owner.) Should the tank become so full that it spills/splashes or overflows out of the toilet, the Renter will be responsible for the maximum Cleaning Fee and/or loss of deposit depending on severity or damages. Note that if the tank has become full enough to empty – it will smell. It will be the Renter's responsibility to remedy that by emptying the tanks. Owner will not be held responsible for the Renter's comfort/ambiance due to the sewage smell that will fester in the RV because the Renter did not empty the tanks frequently enough.
 - ii. If waste levels are not high enough before emptying, there will not be enough pressure/weight in the tanks for them to empty properly and very little waste (or no waste at all) will empty out. In that case, add a few gallons of water into the tanks and drive around for a few miles to "slosh" it around, then proceed to empty.

- c. The kitchen sink drain/plumbing cannot accommodate food, debris, harsh chemicals, or particles (even small ones). There is no garbage disposal. The renter will be responsible for repairs to the plumbing caused by the overflow of water or clogging.

11. Air Conditioner:

- a. Be aware of the limitations of the Air Conditioner (AC). It will not cool the inside of the RV more than 15-20 degrees under what the temperature is outdoors (for example; if it's 115 outside, the A/C will not cool the inside of the RV below 95-100 degrees). **The AC is not meant to run at full power for long periods of time**, this can lead to it freezing over. Should the unit freeze over, it will need to remain unplugged for several hours until it completely defrosts. The renter is responsible for any damages to the AC unit during the rental period including loss of AC remote.

12. Heating the RV:

- a. The fireplace heater should only be used if you are plugged in at an electric site or if necessary, it can run off of a generator. If the Owner-provided generator is powering the fireplace, no other on-board electric appliances can run concurrently since the generator power will be maxed out by the fireplace.
- b. Fireplace heater is very delicate, be cognizant when moving about in the cabin not to bump the unit. Any damage to the fireplace heater or the glass encasing the fireplace heater will be charged to the Renter, including loss of the fireplace remote.
- c. FOR SAFETY OF ALL RV OCCUPANTS - If using a gas-powered portable heater (Mr. Buddy, Mr. Heater, etc.) inside, **BOTH OF THE ROOF VENTS AND THE WINDOW ABOVE THE TABLE MUST BE OPENED** regardless of outside temperatures. In addition, the Renter must also use a 2nd back-up CO2 detector whenever any gas-powered heater is in use inside. Failure to open the roof vents and windows to create fresh-air circulation while using any gas-powered heater inside the RV **can lead to depletion of oxygen**. **Renter assumes all responsibility and liability arising from use of any portable heater, this includes the Owner's portable heater.**

13. Off-Road and Unpaved Road Use:

- a. The RV is not to be operated or towed at speeds greater than 10MPH on non-paved roads at any time. This includes dirt and gravel roads, washes or sandy areas. On unpaved roads, stones and debris are easily kicked up by the tow vehicle that dent the delicate body of the RV if speeds exceed 10MPH.

14. Winter/Cold-Weather Use:

- a. The RV is not winterized or set up for freezing weather use whether parked or in-tow. Do not take the RV to any destination where the temperature will drop below 32 °F/ 0°C at any time during your trip. If written permission from the owner has been procured prior to Renter departure, the Renter agrees that they will be responsible for any damage occurring from taking the RV to a freezing location and that they have read this section thoroughly:
 - i. Common repair costs that stem from taking a non-winterized RV to freezing destinations. By departing with the RV and transporting it to (or through) a

destination that drops to freezing or below, the Renter agrees to be responsible the following potential damages (this is a non-inclusive list):

- 1.) Damaged water lines and valves. | Average cost to repair: \$200+
- 2.) Damaged faucets and toilets. | Average cost to repair: \$800+
- 3.) Damaged water pump. | Average cost to repair: \$200+
- 4.) Water damage. | Average cost to repair: \$1,000+
- 5.) Damaged hot water heater. | Average cost to repair: \$1000+
- 6.) Damaged water and waste holding tanks. | Average cost to repair: \$1000+

15. Capacity:

- a. Do not exceed sleeping capacity of the RV. If you are at capacity, please consider the physical size of your guests relative to the available beds (especially the fold-out dining bench bed, it's small/short and should probably only be used by a smaller adult or child).

16. Interior and Exterior Body/Structure of RV:

- a. Be especially aware of scraping the RV against anything, especially rocks, trees, branches, water pumps, tanks, supplies, tables, fire rings, and other objects commonly found at a campsite. Exterior damage due to scraping averages \$500+ for side repair and \$1,500+ for roof repair.
- b. Do not attach or affix anything to the interior or exterior of the RV temporarily or permanently. This includes the use of ANY kind of tape, glue, Velcro, adhesive, or hardware such as nails, screws or hooks.
- c. **Do not use the awning.** It is very delicate, easily damaged, can blow off the body of the RV on a windy day, and is expensive to repair. The Renter is responsible for any damages to the awning should this rule be disregarded. Repairs to an RV awning average \$350-\$3,000.
- d. Protect furniture, upholstery, and linens from activities that cause stains, damage, tearing and soiling. **Do not allow children or pets to jump or horseplay on furniture.** Excess damages or cleaning required to recover the cleanliness of the unit, furniture and upholstery to a clean and neutralized state will result in additional charges assessed and/or taken from the security deposit.
- e. Do not access the roof without explicit written Owner permission or an emergency (for example, there is a roof leak that requires immediate attention). The Renter is otherwise responsible for damages caused by accessing the RV roof without Owner permission. The average cost of replacing an RV roof will be around \$300-\$325+ **per linear foot.**

17. Cooking:

- a. The Renter is certainly allowed to cook on the indoor stovetop burner, but it is *suggested* that cooking take place outdoors whenever possible (see 17.b.-d.) Owner can provide an outdoor portable kitchen and double propane burner cook-top, and pans/pots to accommodate outdoor cooking.
- b. The smoke detector located on the ceiling near the entry door is VERY sensitive and will emit a loud sound as soon as it detects gas, smoke or fumes from the indoor cook-top, which can be annoying to Renters as well as to camp neighbors. Should this occur,

gently twist the detector off the ceiling and take it outside. Replace it immediately after indoor cooking has been completed.

- c. No deep-frying foods or cooking involving grease or oil is allowed in the RV.
- d. Refrain from using overly-powerful spices when cooking inside. Lingering odors can activate the Cleaning Fee if detected upon return of the RV to the Owner.

18. CO2 Detector (Hard-Wired):

- a. The RV battery will be full at the onset of the rental. Please note, the CO2 detector is hard-wired and will chirp incessantly if the battery to the RV is running extremely low. **Please do not allow the battery to deplete that low** – plug into electric services or a generator to charge battery immediately. Should the Renter allow the RV battery to run low enough to set off the CO2 detector, the Owner shall not be held responsible for the lack of comfort/ambiance caused by the chirping detector.

19. Smoking:

- a. Do not smoke cigarettes, marijuana products, vaping devices or E-Cigarettes inside or near the RV. Such activities cause burns or odors that are offensive to future renters, and result in excess cleaning at the end of the rental period. **AT MINIMUM - ANY EVIDENCE OF SMOKING WILL AUTOMATICALLY RESULT IN LOSS OF FULL SECURITY DEPOSIT IN ADDITION TO THE MAXIMUM CLEANING FEE.**

20. Shower:

- a. Although the RV has a shower on board and Renters are allowed to use it, we *suggest* using campground-provided showers whenever possible to reserve water and your grey tank. Use of the on-board shower requires that Renter take all necessary precautions to prevent water spillage, including placement of the shower curtain liner inside the stall when in use and placement of an absorbent mat or towel outside of the shower on the floor to catch any water that escapes the stall. Any water damage caused by use of the shower will be the responsibility of the Renter.

21. Abandonment:

- a. In cases of Abandonment, the Owner will automatically retain the entire security deposit. In addition, the Renter will be held responsible for all costs related to the retrieval of the RV back to the Owner's residence including (but not limited to) gas, flight(s), cost of a rental tow vehicle or trailer towing service, and cost of Owner's time/loss of wages if Owner has to take time off work to retrieve the RV. Abandonment is considered:
 - i. The RV is left unattended anywhere (other than in the Owner's possession) without the Owner's explicit written consent or in any location not agreed upon by the Owner in advance. This can include during and outside of the contractual rental period.
 - ii. Loss of capability or willingness to return the RV to the Owner as agreed upon constitutes Abandonment. This could include:
 - 1. Renter's tow vehicle experiences a loss and they can no longer tow the RV back to the Owner.

2. Renter experiences a personal, family or medical emergency and cannot tow the RV back to the Owner.
3. Any other reason the RV is not returned to Owner as agreed upon.

22. RV Accessories:

- a. Damage or loss to any accessory provided to the Renter by the Owner, whether paid for by the Renter or provided to the Renter at no cost (for example, chairs, generator, propane heater, propane cooking items, portable kitchen, linens, towels, etc.) will be charged to the Renter the full cost to repair or replace the item.

23. Keys and Entry Points:

- a. Should the Renter experience a lock-out, contact the Owner as soon as possible to discuss solutions (before contacting roadside assistance).
- b. Damages caused to the RV should the Renter attempt to access (or egress from) the RV in any way other than in the intended way (i.e. by using the key/pin pad to enter via the main entry door) will be paid for by the Renter.

24. Mitigation of Damages:

- a. Within reason, Renters should take action to mitigate any further damages should a loss or 'incident' occur while in possession of the RV. Renters shall take video/photos and give prompt notification to the Owner of any loss or suspected loss.

25. Securing the RV:

- a. Renter shall keep the RV door, windows, top hatches, storage cabinet and utility doors closed and locked when their site/area is unoccupied and during tow.
- b. Renter shall keep the hitch locked when the RV is detached from the tow vehicle.

26. Law Enforcement:

- a. Renter shall notify local law enforcement in case of any accident or loss. This includes any loss involving vehicular/RV damages or injuries involving a 3rd party, theft of the RV, theft of contents of the RV, theft of any Owner-provided or rented accessories, or any crime involving the RV.
- b. Illegal activity is prohibited within the RV, by the renter, occupants and visitors. The Renter is hereby notified that the Owner will fully comply with law enforcement concerning all inquiries related to any activity pertaining to the RV.

27. Do not cross the Mexico border. Insurance policy territory covers US and Canada only. There is no coverage for incidents occurring in Mexico. As a reminder, the RV has an active GPS transmitter. Should the RV ping location in Mexico, the Owner reserves the right to report the RV as stolen by the Renter.

The Owner of the RV requires that the Renter review this document and the Primary Renter's signature indicates agreement of all parties boarding the RV to comply. If the Renter believes that they cannot comply with the above listed rules, they should immediately notify the Owner or cancel the request to book the RV.

Verified Renter Name (Primary):

- _____

All Additional Verified Driver's Names (if any):

- _____
- _____

Are all Verified Drivers over the age of 25? _____

Rental Dates (at the time of departure): _____ - _____

Anticipated Destinations and Estimated Dates of Stay at Each:

- _____ Dates: _____ to _____
- _____ Dates: _____ to _____
- _____ Dates: _____ to _____

Towing Vehicle Information:

- Year, Make Model & Towing Capacity _____

Number of Guests:

- Adults _____
- Children _____

Approved Pets Species & Breeds (TWO PETS MAX):

- _____
- _____

Renter acknowledges that there is a GPS tracker unit installed in the rig to monitor location and speed and that any tampering will result in loss of security deposit at minimum. _____ (initials)

Contract ID: _____

Renter Signature: _____ Date: _____

Owner Signature: _____ Date: _____