

# 2011 Keystone Outback 300BH

## Supplemental Rules & Rental Agreement

Please read through our Travel Trailer Rules and Rental Agreement and sign that you are in agreement. This list ensures that we are protected in the event of any damage incurred to the interior or exterior of the 2011 Keystone outback 300BH.

1. **THIS IS A DELIVERED UNIT ONLY AND REQUIRES AT LEAST 30 AMP ELECTRIC SERVICE. IT IS TO ONLY BE MOVED BY THE OWNER.**
2. **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.
3. **NO DRUGS/ NO SMOKING:** Smoking (including cigars, pipes, marijuana, etc) inside the Travel Trailer will forfeit the entire security deposit. 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.
4. **Odors / Cooking:** We do not allow any indoor cooking or storage of food items that creates a strong odor in the Travel Trailer such as raw fish or cooking with heavy spices such as curry or strong gumbo.
5. **Awnings: We strongly discourage the usage of the exterior awning. This is for your protection as an awning can cost upwards of \$3,000 to replace. They are damaged very easily due to weather or accidental misuse and may not be covered by insurance. Damage to awnings would most likely exceed the security/damage deposit amount.**
6. **Security Deposit:** Your security deposit is returned 7 days after the unit is checked in and there is no damage or issues requiring funds from the deposit.
7. **Training:** When we deliver the unit we will complete a pre-rental orientation of the unit that will take about 30 minutes to an hour depending on any prior experience you have with a travel trailer.
8. **Cleaning:** A \$75 cleaning/sanitization fee is charged after the camper is picked up. The camper does not have to be returned clean, however it cannot be filled with trash or dirty beyond what is reasonable for a vacation, otherwise an additional cleaning fee of \$100 will be taken out of the security deposit.
9. **Damage/Minor Repairs:** If the Trailer and/or the contents in the Trailer 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, tornado, fire, flood, etc). If an accident occurs, you are responsible for obtaining a police report, contacting the other party's insurance company and contacting Kerri Comly immediately at 814-571-8918.
  - 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 an item necessary due to an equipment failure (sewer or water hose, etc) the item you purchased and the receipt must be provided upon return for reimbursement.
10. **Appliances.** The A/C, awning, radio, microwave, television, kitchen items, 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 Kerri Comly at 814-571-8918
11. **Black Water Holding Tank:** Placing anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee of \$100.00.
12. **Personal Property/Personal Injury.** You release Kerri and Bradley Comly, from all claims for loss of, or damage to, your personal property or that of any other person left or carried in or on the Trailer, during your rental period and day of Travel Trailer return. You release Kerri and Bradley Comly, from all claims for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guests, unborn children, or relatives during your rental period and day of Travel Trailer return.
13. **Extra fees:** If you did not elect extra fees at the time of booking, you can elect to have them deducted from your deposit.
14. **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.

15. **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
16. **Modifications.** No term of this Agreement can be waived or modified except by a writing that we have signed.
17. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties regarding the rental of the 2011 Keystone Outback 300BH, and is in addition to 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.

## **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.

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

AEROBED AIR MATTRESSES ARE INSPECTED PRIOR TO RENTAL AND AFTER EACH RENTAL. FULL REPLACEMENT COST WILL BE CHARGED IF ANY DAMAGE IS FOUND OR IF MATTRESS DOES NOT HOLD AIR. REPLACEMENT COST PER MATTRESS IS \$225.

SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD \$50 TO REPLACE ADAPTER.

SEWER HOSE/WATER HOSE REPLACEMENT \$100 TO REPLACE LOST OR MISPLACED SEWER HOSE, WATER HOSE, AND/OR ADAPTERS.

SMOKING IS STRICTLY PROHIBITED. SMOKING IN THIS UNIT WILL BE CAUSE FOR FORFEITURE OF ALL SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.

A PET FEE OF \$75 IS CHARGED IF YOU HAVE A PET AUTHORIZED IN WRITING AT TIME OF BOOKING OR OTHERWISE ARRANGED. SHOULD ANY DAMAGE OCCUR BECAUSE OF YOUR PETS YOU ARE RESPONSIBLE FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, URINE OR WASTE STAINS, CLAW/SCRATCH/CHEW MARKS, DAMAGE TO FURNITURE, OR IF EXCESSIVE CLEANING IS REQUIRED.

By booking this rental through RVShare.com I have agreed to the terms and conditions of this rental agreement and thereby give my consent to the agreement.