

Supplemental Rental and Rules Agreement for 2022 Geo Pro 16BH - VIN: 5ZT2TRWB5LB516472

Owner: Gene Glime License plate # E638885 RENTER: BRIAN HADFIELD Date: 9/13/2024

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later.

1. **Training:** When you pick up the RV, we will complete a pre-rental orientation of the RV that will take about 30 minutes to 1 hour, depending on any prior experience you have with a travel trailer. It takes time to do a thorough and complete walkthrough, so please plan accordingly. A valid Driver's license and proof of insurance must be presented.
2. **No Refunds for Early Returns:** If you return the travel trailer early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the trailer; however, if the MVA is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
3. **Fee for Late Returns:** A fee of \$50 per hour will be charged if the RV is returned later than the agreed upon time. If the RV is returned after dark or while the owner is not home/unavailable, it will be checked in the next day, during daylight hours, and any applicable damages will be applied to your security deposit. Renters forfeit their right to complete a return walkthrough with the owner, if the unit is returned at a time different than indicated in line item # 18. Please contact the owner if you know you will be late, and if it's possible, they can add additional days to the rental if available.

Example: 1-60 minutes late return \$50 61-120 minutes late return will \$100 and so on.

4. **Travel Restrictions:** No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit.
5. **Toll Roads, Red Light Cameras, Parking Tickets:** Toll invoices are a major burden, and if we receive any, a \$100 administration fee plus the cost of the bill for EACH invoice will be applied to your security deposit. Responsibility for any traffic or parking violations will be transferred to you and you will be charged a \$100 administration fee. If you want to use toll roads, you are free to pay at the plazas or bring your own toll tags, just make sure no invoices or toll by plate, etc. mail comes our way or the \$100 administration fee, plus the bill, will be applied. Note: Most toll agencies are good to work with and will help you out if a mistake is made and you call them right away.
6. **Campground Reservations:** We are not responsible for campground reservations – including cancelations. 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.
7. **Awnings:** We DO allow the usage of the exterior awning but advise using caution! This is for your own protection as well because they are NOT COVERED by insurance, and they are very expensive to repair or replace if damaged. Damage to awnings, including damage while driving, any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount.

Renter Initials: _____

8. Generators: If you choose to use your own generator, the following rules will apply. Do not use the generator inside the trailer - it **MUST** be kept outside. Do not leave the trailer unattended while the generator is running. Do not run a generator overnight or while sleeping due to safety reasons. Your generator must be a minimum of 3500 watts to run the systems within the RV without causing a power issue. You, the renter, assume all responsibility for **any and all damage** caused to the trailers electrical & its appliances and systems by the use of a generator.

9. Tires: RV tires are partly filled with nitrogen as it does not cause pressure fluctuations. The tires on the RV have been inspected and checked (New, purchased and professionally installed 9/5/24), along with all other parts, prior to your rental period but if a tire seems low you can refill it with air. There is also a spare tire included on the front, in the rare event a flat tire/blowout occurs. The renter is responsible for any damage/flat tires to the trailer.

10. Rooftop Usage: We do not allow the use of the travel trailer's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a complete loss of your entire security deposit. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair.

11. Dogs: You **MUST** request & get owner approval before allowing a dog in the RV. Owner reserves the right to accept or decline any dog, for any reason. Dogs are not allowed on any upholstered area due to the soft material and the risk of stains, smells or other damage.

We do charge an extra fee for a dog (\$100); however, there is also an additional deposit required for dogs, equal to \$100, (ONE dog only). If any pet damage occurs, including evidence of pet urine or feces, you will forfeit your entire security deposit, and any excess damage will be charged to you accordingly. If any large amounts of pet hair are left upon return, you will be charged a full Deep Cleaning Fee (\$300) for this to be removed.

12. Propane: Propane tank will be filled prior to your trip (one 20 lb. tank). You are responsible for any additional propane.

13. Waste Holding Tanks: There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, napkins, etc. put into the black water waste holding tank as this will cause it to become clogged and require an exceptional amount of cleaning to clear. You will be provided with many rolls of RV safe toilet paper, and we ask that this is the **ONLY** thing put into the waste holding tank. There is to be nothing other than sink or shower water put into the gray water holding tank. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning &/or repair to remove. Any sign of non-RV safe toilet paper/baby wipes, will result in a \$100 fee, and any clogs that need cleared, will be charged to the renter (very expensive, and done at a dealer at dealer prices)

13a. Waste holding tanks (Gray and Black) must be emptied prior to return and valves left closed, and the screw cap left ON. If tank levels do not read **EMPTY** on the control panel, you will be charged a **\$100** dump fee. **NO EXCEPTIONS. DO NOT TRAVEL** with full tanks. You should only be traveling with empty tanks. The additional weight of the liquid and sloshing during travel could cause the tanks to break. If this occurs, any damage will be charged to the renter.

14. Cleaning: We do **NOT** charge an upfront cleaning fee. The trailer must be returned with a clean interior and empty black and gray tanks. "Clean" means, as you received it or better – as shown in the trailer condition acknowledgement. If you return the trailer dirty, you will be charged a \$150 cleaning fee.

14a. A Deep Cleaning Fee of \$300 will be charged if the RV is returned unclean **AND** requires more than surface cleaning or any reconditioning.

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15. Smoking: There is NO SMOKING allowed in the trailer. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of **\$1500. NO EXCEPTIONS.** Smoke is incredibly hard to get out of a trailer!

16. NO DRUGS: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Any trailers returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence.

17. Odors/Cooking: We do not allow anything that can create a strong smell in the RV that is difficult to remove, such as the long-term storage or cooking of fish, bacon, deer, etc. These must be prepped/cooked outside the RV. If odors are detected, you will be charged the Deep Cleaning Fee of \$300. There is an outside kitchen and stove for your use, if needed in the preparation and cooking of smelly food items.

18. Rental Period: 9/13/2024 at 10 AM until 9/30/24 at 3PM.

19. Damage/Minor Repairs: Any damage needs to be reported to us immediately. If a potential repair is minor, you may make the repair after consulting us. Do not repair anything until you've spoken to us about it. Replacement of defective parts and receipt must be brought back for reimbursement (if it is deemed the renter is not responsible/liable). 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 surrendered upon return of the RV, if you want reimbursement. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.

20. Renter Damages: If the trailer, inside or out, and/or ANY of its contents that were present/working condition at the time of pick up, including, but not limited to refrigerator, heater, LED lights, sound system, electrical, plumbing, cushions/chairs, beds/bedding, counters, walls, power wall slide, etc., are damaged during your rental period, you are responsible for paying all damages, whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft or vandalism occurs, you are responsible for obtaining a police report and notifying us immediately.

(A documented thorough walk through will be completed, with renter present at the time renter takes possession) THE RENTAL PLATFORM (Outdoorsy, RV Share, etc.) insurance policy does NOT cover interior damage or repairs. Damage to the interior of the trailer is charged to the renter, via cash upon return or charged to your security deposit.

21. Towing Safety: It is required that the Anderson Weight Distribution Hitch, which is provided, be always used while towing the RV. The vehicle and trailer MUST BE STRAIGHT before taking chains off or putting on.) Remove the chains from the Anderson Weight Distribution Hitch prior to backing into a parking space or RV slot. After removing the hitch be sure to safeguard them. Any missing pieces/damage/theft to the Anderson Weight Distribution Hitch, will result in a claim against your security deposit. Please remember that trailers are much taller than the average vehicle (10feet+) and are not equipped to withstand an impact with a tree, low bridge/overpass etc. and will result in damages totaling MORE than your security deposit, so be aware of low clearance signs. All damages to the RV, including damage while driving (tree, toll road, low overpass, drive-throughs, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. The dimensions of our travel trailer are listed on the Outdoorsy RV listing. Never attempt going through a drive-through towing a trailer - they are always too low.

22. Appliances: The Air Conditioning, 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. In case of any malfunction please contact us immediately for assistance and we will do our best to troubleshoot. Repairs made to any convenience items must first be approved by the owner.

Renter Initials: _____

23. Camper Abandonment/Owner Retrieval: If for any reason you abandon the RV, you will be charged a **\$3,500 FEE for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the trailer.** Abandonment means leaving the trailer with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the trailer without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism. **Renter Initials:** _____

24. Lockout/Lost Keys: In the event a lockout/lost keys occurs you agree to find and pay for a locksmith to unlock the trailer. If no lockout occurs but a key is missing upon return of RV, you will be charged a \$50 fee PER key. If trailer OWNER determines a locksmith is required for lockout/lost key service, the full locksmith cost is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by owner before work is done.

25. Extra fees: You may elect to add certain "extras" to your booking if you like. If you did not elect extra fees at the time of booking, such as the dump fee, etc., you can elect to have them deducted from your deposit. Please note some fees will cost more if they are selected at the end of the rental period, as opposed to the beginning.

26. Personal Property: Your personal property brought with you is your responsibility, and you release trailer owner(s) from all claims for loss of, or damage to, your personal property, or that of any other person left/carried in or on the RV during your rental period and day of return.

27. Personal Injury: You release owner(s) from all claims for injury, including, but without limitation to, personal, bodily, or mental injury, as well as economic loss or damage to you, children, guests, or relatives during your rental period including return period.

28. Severability: If any provision within this Supplemental Rules and Rental Agreement is determined to be invalid, void, or unenforceable judicially, the remaining provisions shall remain in full effect and force.

29. Modifications/Waivers: No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document that the owner(s) has signed.

30. Damages Above Security Deposit/Insurance Claims: In the event there is any damage above the amount of your security deposit, you agree to pay the owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.

31. RV Return: When RV is returned, you agree that it will be free from damage, cleaned, and tanks emptied BEFORE it has been unhitched from your vehicle. Once the RV has been unhitched, the RV will not be allowed to be taken anywhere else, and the rental period will be considered complete. (This is for insurance purposes)

A preliminary walk through will be completed, and a precursory Return Form will be provided. Photos will also be taken by the owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.

Renter Initials: _____

32. Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. This includes, but is not limited to, flat tire(s), weather, any and all systems within the RV that were working at pickup (refrigerator, heater, LED lights, sound system, electrical, plumbing, etc.), damages to any part(s) of RV whether the renter was at fault or not.

33. Rental Period Extension: If, for any reason, your rental period is extended beyond the original rental period dates, you agree that this document will also extend, be valid and enforceable for the entirety of your extended rental period.

34. Security Deposit: Your security deposit will be refunded (by the rental platform) after the RV has been thoroughly inspected and no issues or damage have been found. Said inspection may take anywhere up to 72 hours post rental period.

35. Speed Limit: Towing requires special attention to speed. Trailer tires are not rated for high speed, the way truck and vehicle tires are. While towing our trailer, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the MAXIMUM allowed speed while towing the trailer is 65 miles per hour. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing. There is a GPS tracking system installed for insurance purposes.

36. Boondocking/Dry Camping: Camping without hookups (water, sewer, electric) drastically restricts the capabilities of the trailer. You are limited to freshwater tank capacity, black & gray tank capacities, battery capacity and propane capacity. These things need to be recharged, refilled, dumped, etc. These things are the responsibility of the renter. We, as owners, take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should you choose to dry camp/boondock, you take full responsibility and liability for the limited capabilities and capacities. Do not run the batteries below 50%. Draining batteries completely severely damages them, and the renter will be responsible for repair/replacement. Do NOT use water heater unless the hot water tank is full. Failure to do so will result in the heater burning out, and renter will be responsible for replacement (which is extremely expensive)

37. Hold Harmless: Renter agrees to hold harmless the owner of the rented RV, at all times, and in all situations. Renter assumes all risk when renting RV, and owner cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. The owner assumes no liability for how the RV is used during the rental period.

38. This agreement is in addition to the rental platform (Outdoorsy, RV Share, etc.) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and owner, as indicated by the signatures below.

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, AND ANY ADDITIONAL COST, IF NECESSARY, WILL BE CHARGED TO YOUR BOOKING. BY SIGNING THIS, YOU ARE AUTHORIZING OUTDOORSY, RVSHARE &/OR THE ACTUAL RV OWNER (Gene Glime) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING

Renter Initials: _____

RV Rental Contract for Motorhomes Renter(s) Information:

Renter's Full Name _____

Full Address _____

Phone _____

Email _____

Driver's License No. _____

Exp. Date _____

Birth Date _____

Renter's Insurance Carrier _____

Additional Driver's Name _____

Driver's License No. _____

Exp. Date _____

Birth Date _____

Owner(s)/Property Manager Information:

Owner/Manager's Full Name: Christopher Eugene Glime

Full Address: 375 Cherryland St. Auburn Hills, MI 48326

Phone (248) 420-7507

Email gglime@gmail.com

Vehicle: 2022 Rockwood GeoPro 16BH

VIN # 5ZT2RSEC5N3022688

License plate No. E63 8885