Supplemental Rental and Rules Agreement: Delivery Only

Murphy: 2019 Jayco Jay Flight Trailer (VIN# 1UJBJ0BN1K1J70072)

Owners: Jennifer & Eric Bentley

Jennifer: 229-366-0597 Eric: 770-868-6454

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: Upon arrival, 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.

2. No Refunds for Early Returns: If you depart early we do not refund the days you will not use.

3. Fee for Late Pickups: A fee of $50 per hour will be charged if the RV has to be picked up later than the agreed upon time. If the RV is retrieved after dark, it will be checked in the next day, during daylight hours, and any applicable damages will be applied to your security deposit. If the unit is retrieved at a time later than indicated in line item # 15 then renter forfeits their right to complete a return walkthrough with the owner. The primary renter must be at least 25 years old and must be listed on the contract. NO EXCEPTIONS.

   Example: 1-60 minutes late return $50
   61-120 minutes late return will $100

4. Campground Reservations: We are not responsible for campground reservations – including cancellations for COVID. 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.

5. 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 any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount. Insurance deductible is $1500.

6. 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 a 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 damages caused to the trailer & its appliances and systems by the use of a generator.

7. Tires: The tires on the RV have been checked, along with all other parts, prior to your rental period.

8. 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.

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9. Pets: You MUST inform the owner during the booking process if you are bringing a pet. Owner reserves the right to accept or decline any pet, for any reason. Pets 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 pet. If any pet damages occur, *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 for this to be removed. (See Fees Addendum)

10. Propane: Propane is included and you should have adequate supply for your stay. However, during an extended stay of more than seven days you are responsible for refilling and returning tanks to the same level as upon your departure.

11. 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.

12. Cleaning: We do charge an up front cleaning fee. The trailer must be returned with a clean interior. "Clean" means, as you received it or better – as shown in the trailer condition acknowledgement. If you return the trailer dirty or in disarray, you will be charged a Deep Cleaning fee as discussed below.

12a. A Deep Cleaning Fee of $300 will be charged if RV is returned unclean AND requires more than a surface cleaning or any reconditioning.

13. 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 $500. NO EXCEPTIONS.

14. 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.

15. Rental Period: _____ at __:____ until

_____ at __:____.

16. Damage/Minor Repairs: Any damages need 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. 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.

17. Renter Damages: If the trailer, inside or out, and/or ANY of its contents that were present at the time of delivery, including, but not limited to couches/chairs, beds/bedding, counters, walls, etc., are damaged during your rental period you are responsible for paying all damages, whether you were at fault or not. 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) or PRIVATE RENTAL 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.

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18. Appliances: The A/C, 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 or attempt to have someone come to you for repairs.

19. Camper Abandonment/Owner Retrieval: If for any reason you abandon the RV, you will be charged a $3,000 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. 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.

20. Lockout/Lost Keys: In the event a lockout occurs you agree to pay .75 cents per mile, round trip, for owner to drive and unlock trailer and a fee of $25 PER missing key. If owner is en route and key is found and trailer is unlocked, you will only need to pay for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of RV, you will be charged a $25 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.

21. First Aid Kit: There is a first aid kit provided. Please use what you need, should it become necessary.

22. 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. Renter pays return postage for any property left behind.

23. 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.

24. 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.

25. 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.

26. 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.

27. RV Return: 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, or any other charges will be deducted from your security deposit if applicable.

28. 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, weather, any and all systems within the RV that were working at pickup (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of RV whether the renter was at fault or not, or due to renter's or any guests' negligence.

29. 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.

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

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31. Boondocking/Dry Camping: Camping without hookups (water, sewer, electric) restricts the capabilities of the trailer. You are limited to fresh water 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.

32. Hold Harmless: Renter agrees to hold harmless the owner of the rented RV, at all times for 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. Owner assumes no liability for how the RV is used during the rental period.

33. 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.

Renter Signature and Date

Renter Printed Name

Renter Address and Phone Number

Jennifer Bentley

Owner Signature and Date

Eric Bentley

Owner Signature and Date

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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 RV SHARE OR OUTDOORSY &/OR THE ACTUAL RV OWNER (JENNIFER OR ERIC BENTLEY) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

SMOKING IS STRICTLY PROHIBITED: **$500+** charge will be assessed if the smell of smoke is detected in the RV.

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LATE RETURN: **$50** per hour charge will be assessed if RV is returned later than agreed upon time.

PETS: Pets authorized by owner at time of pickup are welcome in the trailer. Should any damage occur because of your pets, you are responsible for costs related to damage including, but not limited to, urine or waste stains, claw/scratch/chew marks, damage to furniture. Please refrain from allowing pets on furniture.

a. Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **$300**.

DEEP CLEANING: **$300** charge will be assessed if RV is returned unclean or in a condition less than received AND requires extensive amounts of effort to clean or recondition.

LOCKOUT: **$25** charge will be assessed per key if lockout occurs in addition to .75 cents per mile for owner to come and unlock RV.

MISSING KEY(S): **$25** charge will be assessed per each missing key(s).

ABANDONMENT/RETRIEVAL: **$3,000** charge will be assessed if renter abandons the RV at any time or for any reason other than what has been discussed at time of booking.

**ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.

Renter Signature and Date

Renter Printed Name

Jennifer Bentley

Owner Signature and Date

Eric Bentley

Owner Signature and Date

Renter Initials: _____

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Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks and; therefore, have many questions and concerns regarding this. This addendum is meant to act as a clear outline for your responsibility as a renter for properly using and dumping the waste tanks, and the fees if not done successfully. By signing this waste tank addendum you are agreeing that you have been taught how to dump the tanks and that you understand how to do it. (It is always ok to call, text or email us with questions for waste tank dumping or other issue while you are renting the travel trailer.)

DO NOT EVER LEAVE THE BLACK OR GRAY TANK VALVES OPEN DURING USAGE!

RV safe toilet paper will be provided and we ask that this is the ONLY thing put into the black tank. No other items, including feminine napkins or tampons, diapers, tissues, paper towels, etc., should be put into the black tank or a clog may result.

There is to be NO food, or any other item, other than sink and shower water, placed into the gray tank. Any amounts of food particles may result in a clog that will require extensive cleaning to clear.

**ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.

Renter Signature and Date

Renter Printed Name

Jennifer Bentley Eric Bentley

Owner Signature and Date

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Renter Initials: _____

Trailer Condition Acknowledgement

By signing this acknowledgement, the renter agrees the trailer is in acceptable condition, appears clean and without defect. Any observed “damage” will be noted on the rental form, by the renter, during the orientation and walk through. Pictures of the trailer's current condition are noted on this acknowledgement, and by signing this document the renter agrees the photos are an accurate representation of the trailer at the time they pick up for rental period.

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