

RV Rental and Rules Agreement (“Agreement”)

Vehicle Identification Number (VIN): 1FDWE3FS7HDC37011

Owners: Aisling Brigid Crowe and Eliot Thomas Crowe

This supplemental rental and rules agreement (“Agreement”) defines the terms applicable when renting the Winnebago Minnie Winnie recreational vehicle (RV) with the above-listed VIN. This agreement, between the above-named Owners and Renter, shall be effective at the start of the Rental Period, until such time as the Owners have completed their inspection after the end of the Rental Period.

1. **Rental Period:** Rental period starts when the pre-departure walkthrough with the renter has been completed, and ends when one or both of the owners has completed their inspection at the end of the Rental Period.
2. **Training:** When you pick up the RV, we will complete a pre-rental orientation of the RV that will take about 30-1 hour, depending on any prior experience you have with a motorhome. It takes time to do a thorough and complete walkthrough, so please plan accordingly.
3. **No Refunds for Early Returns:** If you return the motorhome early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident (MVA); 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.
4. **Fee for Late Returns:** A fee of \$100 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 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. Renter forfeits their right to complete a return walkthrough with owner, if the unit is returned at a time different than agreed.
5. **All drivers** must be at least 25 years old and must be listed on the Agreement when you pick up the RV. NO EXCEPTIONS.
6. **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.
7. **Toll Roads, Red Light Cameras, Parking Tickets:** Toll invoices are a major burden, and if we receive any a \$70 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 \$70 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 \$70 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.
8. **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.
9. **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, wind, any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount. Ensure the awning is 100% in when driving.
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. **Propane:** Propane must be refilled before you return unless you have chosen to add this service (for the \$100 fee) to your booking.
12. **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. If provided toilet paper is used up, Renter is responsible for purchasing additional RV-safe toilet paper for their own use. 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.

13. **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.
14. **Cleaning:** At end of rental period, renter shall remove all trash and recycling, and dishes shall be clean and put away. Standard cleaning fee is intended to cover basic cleaning costs - An additional deep cleaning fee of up to \$200 will be charged in extreme cases such as excessive staining, mud, blood, grease, etc.
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.
16. **NO ILLEGAL 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 \$200. Extractor fan above stove shall be used when cooking on stove top (recommended even when windows/vents are open).
18. **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.
19. **Renter Damages:** If the RV, inside or out, and/or ANY of its contents that were present at the time of pick up, 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, 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. Damage to the interior of the trailer is charged to the renter, via cash upon return or charged to your security deposit.
20. Please remember that the motorhome is much **taller (11')** and **wider (8'6")** than the average vehicle 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. **Never attempt going through a drive-through in an RV – they are always too low.**
21. **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 RV. Abandonment means leaving the RV with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
22. **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 \$350.00 PER missing key. If owner is in 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 \$350.00 fee PER key. If the RV 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.
23. **Personal Property:** Your personal property brought with you is your responsibility, and you release RV 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. Be sure to secure items safely and securely when driving.
24. **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.

25. **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.
26. **Modifications/Waivers:** No provision within this Agreement can be waived or modified for any reason except in a written document that the owner(s) has signed.
27. **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.
28. **RV Return:** When RV is returned, you agree that it will be free from damages, tidy, and tanks emptied. A preliminary walk through will be completed and a precursory Return Form will be provided. Photos will also be taken by owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for damages, deep cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.
29. **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, lights, 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.
30. **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.
31. **Security Deposit:** Your security deposit will be refunded 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.
32. **Speed Limit:** Driving an RV requires special attention to speed. RV tires are not intended for high speed. While driving our RV, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the MAXIMUM allowed speed is 65 miles per hour. When driving our RV, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing. When starting your journey after loading the RV, familiarize yourself with the RV braking capabilities to ensure you can decelerate safely when needed.
33. **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.
34. **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.

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 &/OR THE ACTUAL RV OWNER (ANDY HOLBROOK OR MICHELLE WILL) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

WASTE TANKS NOT EMPTIED: **\$100** charge will be assessed if black and gray tanks are not emptied prior to return. (via your reservation OR per your deposit)

SMOKING IS STRICTLY PROHIBITED: **\$1500+** charge will be assessed if the smell of smoke is detected in the RV.

LATE RETURN OR LATE PICKUP: **\$100** 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 RV for an additional charge and an additional \$250 deposit required, per dog. 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. Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **\$300**.

TOLL INVOICE: **\$70** charge will be assessed plus the cost of toll charge for EACH invoice received.

GAS: **\$300** charge will be assessed if gas tank is not refilled upon return.

PROPANE: **\$150** charge will be assessed if propane tank is not refilled upon return.

DEEP CLEANING: **\$200** charge will be assessed if RV is returned in an excessively dirty state (see clause 14).

LOCKOUT: **\$350** 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): **\$350** charge will be assessed per each missing key(s).

ABANDONMENT/RETRIEVAL: **\$3,000** charge will be assessed if renter abandons RV at any location or any time during rental period and owner must recover RV, or if owner must retrieve the RV for any reason other than what has been discussed at time of booking.

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. We will go into considerable detail during your pickup orientation and training regarding the proper dumping of these tanks to accommodate the walk though that is done at pick up. There are also step by step instructions in our renter's handbook inside the RV and we will also give you a copy of these instructions during orientation. 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.

Waste holding tanks (Gray and Black) must be emptied prior to return and valves left **CLOSED**, and the screw cap left **ON**.

When you return the RV, the tank levels will be checked during our inspection and if the tank levels on the control panel do not read **EMPTY**, you will be charged a \$100 dump fee, **NO EXCEPTIONS**.

Please ensure tanks have been emptied and flushed, if necessary, and tank levels on the control panel read **EMPTY** prior to returning