

RV RENTAL AGREEMENT

This agreement constitutes a contract between the person(s) named in the contract and One Steel Investments, LLC and it's member(s).

RENTER(S) NAME: _____

RENTER ADDRESS: (Include City, State, Zip): _____

RENTER(S) PHONE: _____

NUMBER OF ADULTS: _____ CHILDREN: _____ PETS: _____ PETS TOTAL WEIGHT: _____

RESERVED DATES: _____ RETURN DATE: _____

RENTER AGREES AS FOLLOWS:

1. RV SLEEPING CAPACITY:

2017 CLASS C MOTORHOME FORREST RIVER SUNSEEKER 2400R MBS
SLEEPS 6 SEATS 4 WITH SEATBELTS

You certify that you agree to and understand the limitations placed on the number of persons permitted to occupy the Rental, and unless prior written approval has been granted by One Steel Investments, LLC you agree to abide by such limitations. Above Renter(s) is at least 25 years of age and will be an occupant of the unit during the entire reserved period.

2. PET AGREEMENT:

RENTER IS ALLOWED TO HAVE UP TO 2 DOGS WITH A TOTAL COMBINED WEIGHT NOT TO EXCEED 100 LBS. RENTER MUST PAY A FEE OF \$200 WHEN BOOKING TO BRING A PET.

You certify if you are bringing a pet that you have paid the \$200 fee required. You also certify that the total amount of pets and weight is true and accurate. Dogs are the only pet allowed to be in the rental. Renter(s) agree to keep pets off of all beds and furniture including but not limited to the dining area and driver and passenger seat. You also agree that if any damage is done by your pet or persons it will not be covered by the pet fee. You will be responsible for any damage done to the rental by your pet and may be charged an additional cleaning fee if your pet is on the furniture. A dog bed, food and water bowl, pet waste bags and dispenser, and container for food will be provided by One Steel Investments, LLC for you and your pet to use during your rental period. The amenities provided for you and your pet are to remain on the RV once your rental period expires.

3. PICKING UP YOUR RENTAL:

Renter(s) will need at least 45 minutes to check-out on the first day of the reservation. This allows a full orientation of all aspects of the unit you have selected. Pick-up and delivery is based on scheduling and availability. Pick-up and delivery times are scheduled on a first come first serve basis. We cannot guarantee that your preferred time will be available. Earlier pickup or delivery times may be accommodated as a courtesy only. All pickups and deliveries are scheduled and by appointment only. If appointment time is missed, the pick-up time can be rescheduled for the next available opening and is subject to One Steel Investments, LLC availability. If you do not show up for your pickup and cannot reschedule in accordance with One Steel Investments, LLC availability you are cancelling your rental.

4. DELIVERY OPTIONS:

Delivery options are available and are to be selected and paid for at time of booking. Unless prior written approval has been granted by One Steel Investments, LLC there will be a flat fee for delivery of \$175 for the first 30 miles. There will be an additional \$4.00/mile fee for any mileage exceeding 30 miles.

5. RETURNING YOUR RENTAL:

Unless prior written approval has been granted by One Steel Investments, LLC drop off time will be at 9:00 AM. A grace period of one hour will begin at the agreed drop off time. Anything past the one-hour grace period is subject to a \$40/hour fee up to 4 hours. Our goal is to make sure the next renter has a properly prepared and cleaned rental. Any returns made after 2:00pm on the scheduled return date will be subject to a \$300 fee. If an existing reservation for the rental must be postponed or cancelled due to rental return extending past the grace period Renter(s) will be liable to cover any losses. In the event you are not able to return by the desired time and are not in active and honest communication with the lessor, the vehicle will be reported stolen.

Renters will need time to check the rental back in, so please allow 30 minutes or longer. While we do a complete walk-through of the rental upon return, we have a 10-day "post-rental" detailed inspection that is completed to ensure there are no issues with the rental following your time period. After we have completely checked in the rental will release your full deposit for refund (*less any adjustments for overages, damages and/or loss, if applicable*). Late returns are accommodated as a courtesy only. If the renter(s) chooses to allow a member(s) of One Steel Investments, LLC to empty the black and gray holding tanks, a \$60 fee will be subtracted from the deposit if it was not paid for at booking. There is also a trash can available in the bathroom. ONLY FLUIDS CAN GO INTO THE HOLDING TANKS. Toilet paper, food, or anything else that is not fluid can cause serious damage to RV holding tanks. If any evidence of waste is found in the holding tanks there will be a \$100 charge in addition to any repair cost.

6. CANCELLATION POLICY:

Renters are entitled to a full refund, less the RVshare service fee, for all cancellations made at least 30 days prior to the rental start date. Renters are entitled to a 50% refund, less the RVshare service fee, for all cancellations made at least 14 days prior to the rental start date. Less than 14 days prior to the rental start date, the booking is non-refundable. A 24-hour cancellation grace period is given to all bookings made at least 7 days prior to the rental start date. For all bookings made within 7 days of the rental start date, a 1-hour grace period is given. If a booking is cancelled during a grace period, a full refund including the RVshare service fee will be granted.

7. REQUIRED RENTAL FEES:

A reservation/damage deposit of \$1,500 is required to hold your reservation. Any overages, damages, or loss can be subtracted from your deposit. A \$175 preparation fee is required for all rentals and includes, but isn't limited to, making sure the RV has all cookware and dishes, the water and propane tanks are full, everything is in usable and working order, any optional amenities are in the RV and ready to use, etc.

8. RENTAL INSURANCE:

Rental insurance must be held by the renter(s) on any unit during the entire rental period and while the unit is in their possession. An inspection is done after each check-out for any damage done to real or personal property. The renter(s) shall be liable and solely responsible for any property damage, accident, injury to any person or loss sustained by any person or arising out of or in any way related to renter(s) use of the premises or the items of personal property provided. By signing this agreement you agree to indemnify and hold harmless One Steel Investments, LLC and its member(s) harmless from any and all claims, including those of third parties, arising out of or in any way related to renter(s) use of premises or items provided therein. Renter(s) assumes the risk of injury or other losses relating to any recreational activities and will hold One Steel Investments, LLC harmless with respect thereto Renter(s) agrees to indemnify One Steel Investments, LLC for any damages to the dwellings, grounds, furnishings, and household items. In the event that the damage result from a renter(s) occupancy, One Steel Investments, LLC is authorized to utilize the credit card on file or security deposit to cover said damages, overages, or additional cleaning costs, including the charging or billing of any additional amounts that exceed the deposit held. One Steel Investments, LLC is not responsible for articles left on premises. There will be a \$10.00 charge in addition to shipping charges for handling the return of any articles belonging to renter(s) found in the unit. Lost & Found will be held for 30 days. After such time all items will be donated to charity.

9. CLEANING:

Each property will be inspected, sanitized, and cleaned after your departure. We ask that the unit be returned in the same general condition that you received it. If a significant cleaning is required, appropriate charges will be deducted from your deposit at the rate of \$40 per hour. This includes but is not limited to if your pets have been on the furniture or beds as that goes against our pet policy. Please be sure to empty the holding tanks before bringing the unit back if you have not selected the option for us to do it. If the option was not selected and paid for and the unit is returned with anything in the black or grey tanks there will be an additional \$60 charge.

10. NO SMOKING POLICY:

Due to the health risks involved with smoking and the extreme difficulty of removing the odors, this no smoking policy will be STRICTLY ENFORCED. There is to be no smoking or vaping of any kind in or near the rental. This includes but is not limited to: all tobacco and non-tobacco products that can be inhaled, including cigarettes, cigars, pipes, and e-cigarettes. It also includes CBD and marijuana smoke/vapor. If evidence of smoking or vaping is found in the rental there will be a charge of \$300 in addition to any damage caused taken from the renter's deposit or charged to their card.

11.WHAT WE SUPPLY:

Included in your reservation, One Steel Investments, LLC supplies the rental with clean bedding, towels, and all your kitchen/bathroom item needs. EACH ITEM TAKEN FROM THE UNIT WILL RESULT IN A CHARGE OF \$20 EACH TO YOUR CREDIT CARD. Since we provide the normal amount of toilet paper, paper towels, sheets, bath towels, dishes, and other items to get you started, it may be necessary that you need to bring additional items for your personal use during your visit.

12.PROPANE AND GENERATOR USAGE:

We supply a full tank of propane as part of your prep fee. You do not have to refill the propane before returning your rental. If you should run out of propane and need more you agree to only go to a certified propane dealer and have them refill the tank for you. 4 hours per night of generator usage is included with your rental for free. Excess generator usage will be subject to a \$3.00 per hour fee.

STARTING PROPANE AMOUNT: _____ Renter’s Initials _____

STARTING GENERATOR HOURS: _____ ENDING GENERATOR HOURS : _____ Renter’s Initials _____

13. MILAGE POLICY:

The renter is allotted 100 miles per night at no charge. Any additional miles will be charged \$0.35 per mile. This charge will be assessed and paid at the Rentals return.

STARTING MILAGE: _____ ENDING MILAGE: _____ Renter’s Initials _____

14.RENTER LIABILITY:

Renter agrees to accept liability for any damage caused to the Rental while it is in their possession. This includes but is not limited to damage caused to the renter, renter’s guests, or animals. This also includes any damage to the rental in any way or damage to any appliances and/or equipment furnished. If damages are in excess of the security deposit being held, the renter agrees to pay for costs incurred to repair/replace damaged items as well as any losses while the rental is being repaired.

15.HOLD HARMLESS

One Steel Investments, LLC and/or it’s member(s) does not assume any liability for loss, damage, and/or injury to persons, pets, and/or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity, or plumbing. Nor will One Steel Investments, LLC and/or it’s member(s) accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our/its control.

16. AWNING:

The awning can be damaged easily by changes in weather, mechanical, or operator error. Due to this, the awning can be used at the renter’s risk. The renter is liable for any and all damage caused to and by the awning.

17. TRACKING OF THE UNIT

The Vehicle you are renting is equipped with a tracking device that uses technology to enable us to better manage and protect the property provided in this contract. Please note that they can monitor the location, mileage and trip history of the rental and the items within. We respect your privacy and we will not share any of your personal information with anyone. One Steel Investments, LLC and it’s member(s) reserve the right to apply penalties or charges based on the tracking data if such data indicates travel in prohibited areas or unsafe driving practices.

18.ADDITIONAL TERMS AND CONDITIONS:

The undersigned, for himself/herself, his/her heirs, assignors, excutors, and administrators, fully releases and discharges One Steel Investments, LLC and/or it’s member(s), from any and all claims, demands, and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold One Steel Investments, LLC and/or it’s member(s) free and harmless of any claim or suit arising therein. In any action concerning the rights, duties, or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs. If guest violates any conditions of this agreement, One Steel Investments, LLC and/or it’s member(s) may terminate this agreement and enter premises. Upon notice of termination of this agreement, Renter shall vacate the premises immediately. In the event One Steel Investments, LLC and/or it’s member(s) has to resort to legal process to enforce rights under this agreement or any other agreement between the parties mentioned herein, Renter shall be responsible for reasonable Attorney fees and costs. Renter agrees this contract is entered into in Knox County, Tennessee, and consents to the personal jurisdiction of any proper court located therein.

REMEMBER THAT YOU ARE RENTING OUR PRIVATE RENTALS.

PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

RENTER PRINTED NAME: _____

RENTER SIGNATURE: _____ DATE: _____

RENTER PRINTED NAME: _____

RENTER SIGNATURE: _____ DATE: _____