

Owner Information:

Full Name	Aja Thomas
Address	805 Broken Choker Ln Bigfork, MT 59911
Cell Phone	(406) 407-4015
Email	aja@artproperties.biz
Vehicle	2021 Cherokee Wolf Pup by Forest River
VIN	4X4TCK610M9134941
License No	7-12997D

Renter(s) Information:

Full Legal Name	_____
Address	_____ _____ _____
Cell Phone	_____
Email	_____
Driver's License No.	_____
Exp. Date	_____
Birth Date	_____
Tow Vehicle Make/Model	_____
Tow Capacity	_____
License Plate #	_____
Renter Insurance Carrier	_____
Policy Number	_____
Ins. Carrier Phone#	_____

LIABILITY ACKNOWLEDGEMENT: *By signing below you have confirmed that your vehicle policy liability coverage extends to any trailer you tow that you do not own and/or have rented. You may have to contact your insurance to confirm this. You may be held liable if your policy does not extend to this rental.*

Renter's Signature Acknowledgement

Date

Additional Drivers:

Name	_____
Age	_____
License Number	_____

Recreational Vehicle Rental Agreement

RV Renter, _____, does hereby agree to rent the 2021 Cherokee Wolf Pup by Forest River VIN 4X4TCK610M9134941, from Aja Thomas under the following terms and conditions.

1. RENTAL DETAILS:

Pick-up/Delivery Day: _____	Time: <u>3pm</u>
Drop-off/Pick-up Day: _____	Time: <u>10am</u>
Rental Rate (\$149/night)	\$ _____
Delivery Fee (\$200)	<u>\$200.00</u>
Pet Fee (\$25/night)	\$ _____
RVShare Service Fee	\$ _____
Taxes (4% MT Lodging/4% MT Sales)	\$ _____
Cleaning Fee (\$65)	<u>\$65.00</u>
Amount Paid _____	\$ _____
Amount Due _____	\$ _____
Insurance	\$ _____
Security Deposit (\$500)	<u>\$500.00</u>
Total Rental Price	\$ _____

*does not include Security Deposit

- DRIVERS:** Renters entering into this agreement must be 25 years or older. Renter shall disclose the identity and proper age of all drivers. All driver information shall be reported accurately, and no unauthorized drivers shall operate the vehicle. All reported drivers must have a valid driver's licence and must provide a copy before pick-up or delivery. Renter agrees that all insurance information provided is true and valid.
- DELIVERY:** Renter will not move the trailer or tow it anywhere else without Owner's permission and Insurance information has been provided.
- CANCELLATION:** A 30-day cancellation notice in writing prior to the pick-up/delivery date is necessary for a full refund. If given less than 30 days' notice (up to 30 days prior) 50% of the initial payment will be forfeited. If given less than 14 days' notice of cancellation prior to the reservation date, 100% of the initial payment will be forfeited. Owner reserves the right to cancel this Agreement with 30 days' notice provided to Renter. If a cancellation does occur on behalf of the Owner, all monies shall be returned to Guest.
- PETS:** Renter will not bring or allow pets on the Premises without prior written consent of the Owner. If pets are allowed, Renter will pay an additional pet fee in

the amount of \$25 per night, per pet, and Renter will be responsible for any excessive hair removal and/or damages caused by the pet. Pets must not be left unattended inside the trailer at any time.

6. **NO SMOKING:** No smoking is allowed inside the RV. Smoking, including for medicinal purposes, must be outside at least 50 feet away from all doors and windows. Any costs related to cleaning up smoke related damage to the property will be charged to the Renter.
7. **LATE FEE:** Renter agrees to return the trailer by the agreed upon time and date. If Renter fails to do so, a late return fee of \$149.00 per day for every day the vehicle is kept without approval will be charged from the Security Deposit.
8. **SECURITY DEPOSIT:** Renter shall be responsible for all damages to the Trailer. **Renter understands the current condition of the trailer is excellent, there are no damages or needed repairs to report. Should the Renter see any damages upon pick up/delivery they are to immediately notify Owner.** Renter's security deposit may be used to pay any amounts owed to owner under this agreement, which shall include replacement of fuel or LP gas, time and mileage, loss or damage to the vehicle, administrative or legal fees, fines, penalties, forfeitures, court costs, towing and storage charges, costs associated with failure to return the trailer as required by the terms of the rental agreement, all costs associated with locating and recovering the trailer, and other assessed charges, unless the expenses are owner's fault. If the amount of the security deposit is insufficient to satisfy all amounts due, then Renter agrees to pay all charges in excess.
9. **RENTAL PERIOD:** Renter is responsible for checking and maintaining all tank levels during the rental period. Renter shall not to take the vehicle outside of the continental United States. Renter is responsible for reporting all accidents, incidents of vandalism or theft to the police and the owners upon discovery. Trailer shall not be driven off road.
10. **CLEANING:** Renter does not need to clean or sanitize the trailer but must do the following:
 - a. Wash and put away all dishes
 - b. Ensure all trash is removed and disposed of
 - c. Remove all personal property from the trailer
 - d. Clean grill if used
11. **REPAIRS:** Unless authorization is obtained from the owners, no repairs, replacement of parts or service shall be completed during the rental period.

12. INDEMNIFICATION: Renter agrees to reimburse Owner upon demand for the cost of repairs or service, above and beyond their Security Deposit, caused by the negligence or improper use by Renter, their family, or guests. Renter will indemnify and hold harmless Owner from all losses, damages, liabilities, and expenses which can be claimed against Owner for any injuries or damages to person or property caused by the acts, omissions, neglect, or fault of the Renter, their family, or guests or arising from Renter's failure to comply with any applicable laws, statutes, ordinances, or regulations.

13. MODIFICATIONS: No subsequent alteration, amendment, changes, or additions to this agreement shall be binding upon the Owner or Renter unless reduced to writing and signed by the parties.

14. GOVERNING LAW: This agreement is governed by the laws of the State of Montana.

15. NON-LIABILITY: The owner is not responsible for the loss of vacation, personal or business time, or any incidental expenses incurred by the renter, resulting from breakdown or any other delay problems. The owners shall be responsible for completing any necessary repairs and returning the vehicle to rental condition as promptly as possible.

16. ENTIRE AGREEMENT: This lease, exhibits, and attachments, including but not limited to the "Wolf Pup Trailer Rules and Info," set forth the entire agreement between Owner and Renter concerning the Trailer. Renters are also If any provision in this Agreement is illegal, invalid, or unenforceable, that provision shall be void. All other terms and conditions of this Agreement shall be in effect. Each Renter executing this Agreement shall be jointly and severally liable for all obligations herein. Each Renter on the lease shall be held jointly and severally liable for the full performance of the lease.

Renter Signature

Date

Aja Thomas, Owner

Date



2021 CHEROKEE WOLF
PUP TRAVEL TRAILER
BY FOREST RIVER

AJA THOMAS
(406) 407-4015 CELL
805 BROKEN CHOKER LN
BIGFORK, MT 59911

WOLF PUP TRAILER RULES AND INFO

1. General Requirements:

- a. All guests (and their visitors) must comply with all Trailer Rules and any other instructions from owner during their stay.
- b. Guests must notify the owner of any damages or maintenance issues as soon as possible.

Aja Thomas
(406) 407-4015 call or text
aja@artproperties.biz

2. Parking:

- a. When parking the trailer remember to take it slow. A good rule of thumb is to put your hands at 5 and 7 on the steering wheel and turn it the opposite way of the direction you want the trailer to go.

3. Stabilizing Jacks:

- a. Stabilizing Jacks are NOT for leveling the trailer, they cannot accept the weight. They are used to stabilize the trailer. When lowering them make sure to go only as far as to make it snug to the ground, but not accept weight. There are wood blocks to use under the tires for leveling. The passenger side rides low so it is recommended that you place a block under the passenger tire of the trailer to help level. There is a level in the main compartment, I recommend doing this first before you unhook otherwise you will likely lean to one side and the doors won't shut properly.

4. Garbage and Recycling:

- a. Renters must haul and dispose of their own garbage.

5. Security:

- a. Any time guests leave the Trailer, it is their responsibility to ensure all windows and doors are closed/locked to maintain security and prevent rain and water damage.
- b. Guests should switch off lights, air conditioning, fans, etc. when not in use to save battery power.

6. Roof:

- a. Please **do not attempt to stand or sit on the roof**. The renter is responsible for damages caused by any use of the roof.

7. Smoking:

- a. Smoking of any kind is NOT permitted in or near the Trailer. Smoking, including for medicinal purposes, must be outside at least 50 feet away from all doors and windows.



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8. Pets:

- a. Pets are permitted upon prior written approval from the Manager. Guests are responsible for any damages from their pets.
- b. Pets must be kept off the furniture, bedding, and upholstery.
- c. **Pets must not be left unattended inside the trailer at any time.**

9. Grill:

- a. Renters are responsible for cleaning the grill after every use. Not doing so will result in an additional fee subtracted from the security deposit.

10. Damages and Breakages:

- a. Guests are responsible for all damages and breakages during their stay. All damages and breakages must be reported to the owner as soon as possible. Failure to report them will likely result in a charge to the guest or a deduction from their security deposit.

11. Interior:

- a. The camper must be returned with a neat interior, this means all items are put away, dishes are washed and put away, and trash and personal items are removed. A cleaning fee is charged so the renter does not have to clean or sanitize but must pick up after themselves.
- b. Please **protect furniture and upholstery** from activities that cause stains, damage, and soiling. Excess cleaning required to recover the cleanliness of the unit and upholstery to a clean and neutral state will result in additional charges assessed and will be taken from the security deposit.
- c. Please do not cook or store **foods that will create a strong smell** that is difficult to remove in the camper. Deep fry cooking with grease causes excess odor and grease buildup within the camper. Removal of such odors and buildup requires the use of chemicals and extensive professional cleaning at the cost of the renter. (Options available for outdoor cooking!)
- d. Please **do not allow grease or food debris to be placed in sink drains**. Sink drains and gray tank cannot accommodate grease or food debris. The renter will be responsible for the cost of repairs and the loss of use.
- e. Towels are for internal use only and not to be used for outdoor activities.

12. Percolator:

- a. The coffee percolator creates a lot of steam, please brew coffee outside. In the event the weather won't allow for it, make sure to wipe all the steam off the cabinet and walls around the percolator during and after use.

13. AC and Microwave:

- a. The Air Conditioning and Microwave should only be used with shore power or generator. The trailer is not equipped to handle both at the same time, so be sure to only use one at a time.



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14. Refrigerator:

- a. The fridge runs on electric and propane. When traveling you should turn off the propane and switch the fridge to electric. When parked, switch it to auto.
- b. The temperature of the interior fridge is determined by a small white cord in the upper right-hand corner near the slats in the top of the fridge. **It MUST be attached in order to cool**, if the fridge is not cooling it is likely because that has come loose. The higher it is attached on the slat the cooler the fridge will be.

15. Black and Grey Tanks:

- a. Please only use RV toilet paper (supplied) and do not insert any feminine sanitary products, baby wipes, flushable wipes, paper towels, etc. in the toilet. Such actions will cause damage to the toilet and sewage tank. The renter will be responsible for the cost of repairs and loss of use. Feel free to use the small waste basket liners for toilet paper to conserve your black tank.
- b. **Waste holding tanks** must be emptied prior to return unless you have chosen the delivery option.

16. Exterior:

- a. **The Awning must only be used in fair weather.** DO NOT extend the awning in rain, high wind, or snow. Rolling in the awning up while wet will damage it and renter will be responsible for repairs/replacements.

17. Camping Etiquette:

- a. The renter is asked to take reasonable actions to care for the camper, the environment, and the camping experience of their neighbors. Please help us maintain a good reputation by using good campground etiquette.

18. Emergency Contact Details:

- a. In the event of a maintenance emergency relating to the Trailer please contact:

Aja Thomas
(406) 407-4015 cell

- b. In the event of a medical or fire emergency please call 911.

19. Compliance:

- a. Breach of any of these Trailer Rules is a break of the Terms and Conditions of occupancy as per the Rental Agreement.

The Owner reserves the right to retain possession of the Trailer at any time should Guests or Visitors refuse to follow the Trailer Rules or the Terms and Conditions of the Rental Agreement.

Trailer Amenities List

Kitchen:

- Stove
- Refrigerator
- Microwave
- Nesting Pots and Pans (do not use on fire pit)
- Dishes, Plates and Bowls
- Mixing Bowls
- Tupperware
- Drinking glasses and coffee mugs
- Coffee Purolator
- Cutting Board
- Knives and Cooking/Kitchen Utensils
- Silverware
- Can Opener
- Corkscrew
- Dish Towels and Rags
- Hot Pads
- Scissors
- Kabob Sticks
- Marshmallow and Hot Dog Fire Sticks
- Outdoor Propane Grill
- Outdoor Refrigerator
- Trash Can and Liners
- Fire Extinguishing Spray

Bedding:

- Queen Memory Foam Mattress complete with Mattress Protector and Bedding (4 pillows)
- Bunk Bed Sleeping Bags (no bedding, pillows, or mattress protector)
- Step Ladder for Top Bunk

Bathroom (Toilet and Shower):

- Trash Can and Liners
- Hand Sanitizer (there is no bathroom sink)
- Two Sets of Towels (trailer use only)
- RV Toilet Paper

Cleaning:

- Disinfectant Wipes
- Clorox Toilet Wand

- Broom and Dustpan
- Dish Soap
- Hand Sanitizer at the Kitchen Sink
- Windex All Surface Cleaner
- One Roll of Paper Towels
- Vacuum
- Swiffer Wet/Dry Mop

Bluetooth Stereo that can pair with your phone

Air Conditioning

Games

Indoor Rugs

Outdoor:

- Propane Grill*
- Refrigerator
- Shower
- 2 Camp Chairs w/ Side Tables
- 1 Camp Table
- Dog Ties
- Outdoor Rug

Trailer:

- Water Hose
- Sewer Hose
- Extension Cord
- 50/30 Amp Adapters
- Generator and companion w/ full tank of gas each (1 gal tanks)*
- Propane tank (more than half full)
- Dual battery
- Toolbox
- Level
- Boards for Leveling and Hitch
- Stabilizing Jack Pads
- Straps
- Lock for Hitch
- Lock for Generator

YOU WILL NEED:

*small propane cans for the grill

*extra gas for the generator if you are boondocking