

Supplemental Rental and Rules Agreement

Owners: Michelle and Walter Blanco

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

- 1. Training:** Before the start of your trip, it is required to complete a pre-rental orientation of the RV. This orientation will take about 1 hour, depending on any prior experience you have with a RV. It takes time to do a thorough and complete walkthrough, so please plan accordingly.
- 2. No Refunds for Early Returns:** If you return the RV early, we do not refund the unused days/time.
- 3. Campground Reservations:** We are not responsible for campground reservations – including cancelations for COVID. All campground reservations must be made separately from your reservation with us, 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.
- 4. Awnings:** We DO allow the usage of the exterior awning, but advise using caution! This is for your own protection, 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.
- 5. Generators:** the following rules will apply. Do not use generator inside the RV - it MUST be kept outside. Do not leave the RV unattended while a generator is running. Do not run a generator overnight or while sleeping due to safety reasons. You, the renter, assume all responsibility for any and all damages caused to the RV & its appliances and systems by the use of a generator if improperly used. Generator: If you opted for a generator add on with your rental, and by signing this agreement, you will be held responsible for the condition of the generator during the period of your rental. It must be returned in the same working condition as it was given to you. The generator is inspected between each rental. You will be responsible for replacing the generator if it is stolen or lost during the course of your rental period. You are responsible for all generator fuel and the operation of the generator during your rental period. An additional \$250 refundable deposit is required for the use of the generator. Depending on what you have operating at the time, the generator will NOT run the air conditioning in the RV. For example if you have the microwave running and hair dryer, the AC will not have sufficient power

through the generator to run. It is not our responsibility or a guarantee that you will have AC during your stay.

6. Rooftop Usage: We do not allow the use of the RV 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.

7. 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 not charge an extra fee for a dog; however, there is an additional refundable deposit required for dogs, equal to \$250.00, per dog. If any pet damages occur, including evidence of pet urine or feces, you will forfeit your entire security deposit, and you agree to pay any excess damage fees. If any large amounts of pet hair are left upon return, you will be charged a full Deep Cleaning Fee for it to be removed. (See Fees Addendum)

9. LP Detector: The LP detector is present for your safety. It is **battery operated**. Battery operated LP detectors occasionally need their batteries replaced. You can find spare batteries for the LP detector in the top right drawer in the kitchen island.

10. Propane: We provide two full propane tanks for each rental. Upon return your tanks will be refilled and that amount will be deducted from your deposit. Receipt will be provided to renter as proof of refill.

11. Waste Holding Tanks: Your waste tank has been properly dumped and filled with appropriate amount of chemicals and water to all the breakdown of rv approved toilet paper and fecies. 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.

11a: We charge a \$50 dump fee and will dump waste tanks upon pick up of rental to ensure the tank is completely empty and there are no clogs. If the gray or black tank seem to have any type of clogged material, you will be responsible for the cost of mobile rv repair person to come out and check the status of the tank that is clogged. As well as any repairs that need to be done due to this clog.

12. Cleaning: RV **MUST** be returned in the clean condition that it is delivered in. We charge a cleaning fee for basic wipedown with sanitizing product per CDC guidelines to ensure a safe

environment for the next renter. Should any part of the RV need additional cleaning other than the aforementioned, we will provide photos and deduct the additional cleaning fee from your deposit.

12a. A Deep Cleaning Fee of \$300-500 will be assessed if RV is returned with sand, animal hair, feces/urine, or any other anything out of the ordinary use of the rental (IE: silly string, nail polish, sticky substances, chocolate etc)

13. Smoking: There is NO SMOKING allowed in the RV. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of \$1500. NO EXCEPTIONS.

17. RV Refrigerator: The RV refrigerator needs to be level to operate correctly. It is the renters responsibility to ensure they are level when parked, to minimize risk for damage to the refrigerator. Any damage sustained by the refrigerator due to it being unlevel will be charged to the renter.

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

20. 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 food/cooking odors are detected you will be charged and agree to pay 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.

21.Rental Period: _____ at _____:_____ am/pm, until
_____ at _____:_____ am/pm.

22. Damage/Minor Repairs: Any damages/issues/problems/repairs 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. 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, or without following written/oral instructions given, you assume liability for the repair and any subsequent repairs needed.

23. 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, everything on the inventory list, 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 RV is charged to the renter, via cash upon return or charged to your security deposit.

24. Appliances: The air conditioning, radio, microwave, television, stabilizing 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.

26. 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 RV and a fee of \$25 PER missing key. If owner is in route and key is found and RV 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 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.

28. Extra fees: You may elect to add certain "extras" to your booking if you like. We do not refund any add on items that you choose not to use. If you choose our firepit or grill package add on, you will be provided with a full propane tank to use during your rental. We will refill the propane tank upon return of your rental and the amount used will be deducted from your deposit. If any add on items are lost or stolen, you will be charged the full cost to replace that item.

31. Personal Property: The personal property you bring is your responsibility, and by signing this agreement, you release the 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.

32. Personal Injury: You release the RV 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.

33. 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.

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

35. 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 RV owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.

36. RV Return: When RV is returned, you agree that it will be free from damages, and cleaned. A preliminary walk through will be completed. Photos will also be taken by owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed by the RV owner, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.

37. 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, 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.

38. 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.

39. 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.

40. Dry Camping/Boondocking: Camping without hookups (water, sewer, power) restricts the capabilities of the RV. 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, and any unmet expectations due to use without hookups.

41. 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.

43. This agreement serves as a supplement to the rental agreement, regardless of the rental platform (Outdoorsy, RV Share, etc) and supersedes all contradictory terms of the platform rental agreement, if any. This agreement also supersedes any contradictory terms and conditions listed on the rental platform.

Renter Signature and Date:

Renter Printed Name:

Renter Address and Phone Number:

Owner Signature and Date

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 Michelle and Walter Blanco TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

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

PETS: Pets authorized by owner at time of pickup are welcome in the RV free of daily charge, but with 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.

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

PROPANE: **Amount will vary based on renter use, receipts will be provided and** charges will be assessed upon return and refilled.

DEEP CLEANING: **\$300-500** 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).

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

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks and; 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. There are also step by step instructions in our renters 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 or text us with questions for waste tank dumping or other issues during the course of your RV rental.)

**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.

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

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

RENTER IS RESPONSIBLE FOR MAKING NOTE OF ALL EXISTING DAMAGE BELOW, BEFORE LEAVING WITH THE RV. Failure to list something constitutes the Renter's agreement that such damage did not exist at the time of pickup/delivery. PHOTOS OF EXISTING DAMAGE THAT RENTER MAKES NOTE OF WILL BE TAKEN PRIOR TO SIGNING AGREEMENT.

Interior:

Exterior:

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

OFF PLATFORM RENTAL ADDENDUM

Should your rental take place person to person and not on a platform such as RV Share and Outdoorsy, you agree to the following:

1. **PAYMENT SCHEDULE:** In order to secure your rental of RV, you are required to pay 50% of the total rental fee through the invoice sent to your email. Please note there is a 3% service charge from our credit card processing company when you pay the invoice.

FINAL BALANCE DUE: The final balance will be due 7 days prior to your rental delivery date through our invoicing system.

FINAL DEDUCTIONS: Propane, damage, cleaning fee or anything else mentioned in the agreement above will be charged to your card upon inspection of RV when rental is finished. We will charge this amount within 72 hours after rental return.

2. **CANCELLATION:** Should you need to cancel your reservation for any reason up to 2 weeks prior to your rental we will keep 50% of your initial booking payment. Should you need to cancel your reservation within 14 days prior to your rental for any reason, we will keep 100% of your deposit as this is not always a sufficient amount of time to re-rent for your reserved dates. Should you need to cancel after paying your entire balance due, you will forfeit your entire rental fee.
3. **CREDIT CARD AUTHORIZATION ON FILE:** You agree to either:

A: have your credit card on file and sign the credit card authorization form prior to your rental. We will need to physically see this card with your ID before rental. This card will be charged after your rental for propane or any incidental damages etc.

B: Send \$1500 security deposit through Zelle using 619-519-2468 and name Michelle B. This amount will be held in our account until the end of your rental and all charges are deducted. After which, the balance due will be returned to you via Zelle.