

Supplemental Rental and Rules Agreement for 2020 Keystone Bullet Ultra Lite

VIN #:4YDT26524LX433530 **Owner: Lara with Inland NW Rentals LLC**

509-903-9099

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 be 2 steps- first is a youtube video that does a walk-through orientation you will be sent and must reply saying you watched it and feel free to share any specific questions. Second step is on arrival we will walk-through the RV and sign off departure forms, go over Q&A from orientation video and do demonstration of use of RV and hitching/parking/setup if a pickup rental. This will take about 20-45 minutes, 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 want to end your reservation early, we do not refund the unused days/time. This includes if you have been in a motor vehicle accident with the RV; 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. Safety is priority- always call us immediately and refer to roadside instructions given during pickup. Ensure you are in a safe location and call 911 to have policy document, assist and help determine fault to speed up the process.
- 3. Fee for Late Returns:** A fee of \$75 per hour will be charged if the RV is not ready for pickup/dropoff/delivery on the agreed upon time. If the RV is not on the location it is supposed to be for pickup and/or manager is unable to retrieve vehicle due to blocking of access, it will be checked in the next day, during daylight hours, and any applicable damages will be charged against your security deposit along with an extra right at standard rate. If dropoff is not made by the cutoff time agreed on and it results in cancelling another reservation for the RV unit, the late renter will be liable for the cancellation fee and full cost of nightly rental plus \$250 for handling and income lost. The renter forfeits their right to complete a return walkthrough with owner, if the unit is returned at a time different than indicated in line item # **21**. All drivers/renters that will be driving or handling pickup/dropoff must be at least 25 years old and must be listed on the contract when you pick up the RV. I will also verify your driver's license for verification of who you are. **NO EXCEPTIONS**. In late dropoff/blocked access to retrieval, security deposit will be held and processed for any funds and fees owed after inspection at return.
- 4. Travel Restrictions:** No travel is allowed with this unit when **delivered** stationary unit only. Movement of this unit without prior authorization in writing will be subject to a \$500 fine taken from security deposit in addition to any damage to RV. For pickups it will be shared where you will be so owner can verify the fit, along with amenities. Typically the rental is at one location during the duration, but for pickup rentals, it is allowed to make multiple stops for a road trip but this must be planned, booked and shared ahead of time with owner due to RV being larger than some first come first serve spots. Inland NW Rentals recommends using HipCamp, harvest hosts, boondockers welcome, campground and national forests/parks.

The golden rule is communication. Please call us if plans need to be adjusted so we can help you. In the event of failing to communicate, the following rules are in place:

-If you give location of campsite and report you will have full hookups and do not rent a generator, and it is determined by GPS that the unit was used to boondock, and automatic \$200 fine or \$45/night whichever is greater, will be charged due to battery revitalization required and possible other damage. Generator is required for all camping without electricity.

-If the renter submits going to a location that is not a festival, and it is found you went to a festival, banned event (such as Burning Man) or you travel 45 miles beyond given location without prior approval by phone/email/text with Inland NW Rentals, we have the right to retrieve the RV from any festival or dangerous situation, and charge \$500 fine for taking RV to

Renter Initials: _____

alternate location on purpose without authorization. This is for the ability to retrieve or help with rental due to emergencies. Exception for this is at the discretion of the owner and would be considered for emergencies at the location it is supposed to be.

5. Campground Reservations: We are not responsible for campground reservations – including cancelations for COVID or facility issues or weather. 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. If a reservation gets cancelled the renter must find a new location and supply new details before rental start. First come first serve locations will not be allowed with the following RVs: 2020 keystone bullet 265RBIWE "Wanderer," unless every site listed specifically can accommodate at least 35 feet and renter is experienced in using and hauling RVs at the sole discretion of Inland NW Rentals LLC.
6. Awnings: We do not allow use of awnings for our rentals, BUT we instead send with a 10x10 pop-up shelter with stakes to be used in place of this. Not only is the affordable in case of damage for both parties, but it may be used anywhere in your camping spot. Do be careful of not catching awning on tress/ overhead coverings etc when moving RV.
7. 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. The owner is authorized to charge for repairs above security deposit by signing this agreement. This unit does NOT have a ladder built-in.
8. Tires: The tires on the RV have been inspected and checked, along with all other parts, prior to your rental period but if a tire has low pressure you can refill it with air and notify me. Please look over the sidewall and tread in this event to make sure there is not damage that required roadside/tire change. The correct PSI is 65, do not inflate more than 65 or less than 63. There is also a spare tire included on the rear bumper, in the rare event a flat tire/blowout occurs. Tires and damage from tire issues are the responsibility or renter. A pre-approved tire is the Goodyear Endurance D rated 205/75/15. The RV gets services at discount tire and has lifetime balance, air up and replacement certificated so please take it to a discount tire if there is an issue.
9. Dogs: You MUST request & get owner approval *before* allowing a dog in the RV. There is no dog fee, however there is a refundable security pet deposit of \$200/per dog/per booking, maximum 2 dogs. Owner reserves the right to accept or decline any dog, for any reason. No animal is allowed to remain inside the RV without its owners at anytime without being inside. During nighttime, use of a locking kennel required. Any exception must be pre-approved by handoff. Dogs are *not* allowed on any upholstered area due to the soft material and the risk of stains, smells or other damage. Any pet damage can and will be taken from security deposit. 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 until situation is fully remedied. If this affected an existing reservation a \$250 handling fee and any cancellation fees will be charged to damaging renter. 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)
10. LP Detector: The LP detector is present for your safety. It is **hardwired**. LP detectors that are hardwired are supplied power through the house batteries. This means if the house battery levels get low, they might not supply adequate power to the LP detector and it could start beeping. The Renter is responsible for maintaining the house battery level necessary to power the LP detector.
11. Propane: The RV includes two 20lb propane tank that come attached to the RV front. For deliveries, refilling is included. For pickups, you are to refill the tanks before returning trailer.
I do offer an optional 40 lb propane tank upgrade for longer trips. Demonstration of taking on and off cover and tanks will be done during pickup. Please sure sure tanks are secured and there is no leak/hissing by hose attachments. The tanks are stamped, tracked, and up to date so exchanges are NOT allowed, only refills. The tanks may be removed to refill with any vehicle within the last 24 hours of stay.

Renter Initials: _____

12. Waste Holding Tanks: There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, napkins, WIPES whether “flushable” or not, etc. OR “your own” TP 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 or professional servicing for objects like toys or tampons. You will be provided with many 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 (scrape food in trash, do not put coffee grounds, fat/oil or drain off fluids that may smell a lot so the RV doesn’t smell. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning &/or repair to remove. Please keep drain catcher in place and empty into trash. There is also a drain catcher for hair in the shower. (continued)

13a. Waste holding tanks (Gray and Black) will be emptied onsite to sewer whenever available. Black tank is to be left closed during rental actively emptying. In that case, it is appropriate to empty black tank during rental, but there are specific steps to follow, including making sure BOTH gray tanks are 100% closed during black tank emptying. See ADDENDUM.

13. Cleaning: We do NOT charge an up-front cleaning fee, but the prep fee does include standard sanitizing and laundry of linens with a vacuuming and Swiffer mop. The RV must be returned with a clean interior as if you owned it and want it ready for your own next trip. “Clean” means, as you received it or better – as shown in the trailer condition acknowledgement. If you return/checkout the RV dirty, requiring more than 30 minutes of cleaning and sanitizing, you agree to pay a \$150 cleaning fee and if it takes more than 2 hours, a deep cleaning fee will be incurred. Things like glitter, silly string, hair color, nail polish etc can cause a lot of damage and should not be used in the RV. Sand and mud are also challenging to remove and I supply mud catcher mats to trap this. When dogs are in the rental it is expected to bring a bed/blanket or kennel for them to be comfortable and protect from damage.

14a. A Deep Cleaning Fee of \$300 will be assessed if RV is returned unclean AND requires more than a surface cleaning or any reconditioning like stains or replacement of linens or cushions.

14. 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. We are nonsmokers with very clean responsible dogs and like to be able to use this RV at times too.

15. RV Refrigerator: The RV refrigerator needs to be level to operate correctly. The RV is setup for you and level on drop off and must remain that way. Make sure the doors are shut and CLICK every time or it will have issues. For a pickup/dropoff rental you will need to use the supplied red level for setup onsite to ensure it works well for you. Keep in mind that if you put room temp items in the refrigerator it will warm it up and take longer to cool. I recommend putting a few frozen water bottles in the fridge to keep it extra cool and put food in the fridge that is pre-chilled/cold.

16. Hitching with Fastway E2 roundbar weight distribution hitch with built-in sway.

Owner will demonstrate this, and basic steps are as follows:

17a. Please see video for help with stabilizer bars. Search: “Fastway E2 weight distribution hitch coupling and uncoupling.” My biggest tip is to RAISE to hitch with the truck until bars can be removed with the tool. Then lower the hitch, release the ball lock and raise off the truck’s ball. Move truck then level. https://youtu.be/zdf_p4PoAu0

17b. Get backed into/pull into site. 1 foot before you are where you want to be finally setup, drop the stairs and check the level side to side (long nose to rear) to see if you need to roll up onto any leveling pads. Put pads in front of both tires of that side, gently roll up, then check level again. You need to be within the bubble to be level for the fridge. Once you achieve this, chock off the tires on in front and one behind a tire and use the provided rubber mallet to tap it in so there is tension against it. You typically need to chock a tire that is NOT on a leveler to make contact. After this you can put down the jack block and start the detachment process. Once fully detached, use level to check nose to tail and lower front jack to where you are just inside the bubble. IF you are moving each night, you could leave truck attached if the side the side if level.

Renter Initials: _____

17c. Once you are unhooked and level, you will now stabilize the legs. These are NOT to be used to lift the trailer at all and doing so WILL cause damage. In addition the stabilizer are not for leveling. Only certain autoleveling RVs have this feature and are typically higher end newer 5th wheels and motorhomes. Press the stabilizer buttons until the feet JUST take pressure. Watch the the rv to lift a little, and retract to where it doesn't lift but has pressure. This will be gone through with renter.

17. Odors/Cooking: We do not prefer anything that can create a strong smell in the RV that is difficult to remove, such as the long term storage or cooking of scallops, shellfish, elk, bear, etc. We request these be cooked outside the RV when possible, and vent fan over stove turned on. If food/cooking odors of these are detected and lingering at pickup, 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 higher odor food items.

18. Generator Rental with RV: If you are camping without 20+ amps you are required to use a generator. Air conditioners cannot be used with less than 25 working amps (about 3000 watts). 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 which is inspected and hours checked and demo of starting during pickup/handoff. The generator is inspected before/after all rentals. You will be responsible for the cost of replacing the generator if it is stolen or lost during the course of your rental period. You are responsible for all generator Propane and the operation of the generator during your rental period.

Each generator is a fee per night that includes a 20 lb full propane tank and hose connection that is required for the use of the generator. Generator is to be used outdoors only. If someone is boondocking without any power hookup (20-50amps) it is REQUIRED to have generator and use 3 hours a every other day in order to maintain batteries (every day, with only exception if battery is 3/4 or 4/4 on indicator inside RV. I recommend doing it between 10am and 5pm, and generator is quiet the farther away it is (max length of cord, without tension) If generator is missing, broken or damaged, owner will charged as below. Generator options and pricing in FEES section.

****Regardless of power source, inline surge and overcurrent protector is required to be connected to end of RV plug and used at ALL times. Always start generator with nothing plugged in, and turn off AFTER everything is unplugged.****

I offer 2 generators that can fully power the RV (propane **only** allowed). To use the firman generator you need to use the adapter supplied that is 30amps, and 15amp adapter may not be used for generator. See tank fill fee if you choose to not fill or want to prearrange owner filling. Do not use or store generator inside the RV - it MUST be kept outside. ALWAYS start generator with nothing plugged in, wait 1 minute, then plug in items. ALWAYS unplug everything from generator before shutting generator off. Do not leave the RV 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 RUNNING (not peak/starting) 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 RV & its appliances and systems by the use of a generator. Owner is not responsible for any damage to electrical, wiring, items plugged in, damaged converter or otherwise, regardless of generator as this is under your rental. If you choose to use your OWN supplied generator, you are required to bring it for Inland NW Rentals LLC to inspect at handoff, for safety and running. If it does not meet requirements for RV, you will be required to rent one of ours.

If your rental is an extended length, check the oil every week to make sure it doesn't need oil topped off. Oil is Castrol syntec 10w-30.

19. 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 illegal drug use or the transportation of drugs, it will result in law enforcement being called for a report and to collect the evidence.

20. Rental Period: _____ at ____:_____ am/pm, until _____ at ____:_____ am/pm.

Renter Initials: _____

- 21. 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 on what to do/use. Do not repair anything until you've spoken to owner about it, as RV repair is unique and many "quick fixes" are NOT the right repair and may involve expensive remedy to remove and do correctly. 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 must be equal to or better than item replaced (example I do not use the cheap sewer hoses because they break too easily) 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 along with cost of what you did.
- 22. 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, linens, cookware, kitchen items, hoses, cords, batteries and everything on the inventory list, etc., are damaged during your rental period you are responsible for paying all damages, whether you were specifically at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). This also includes missing or damaged propane tanks, hitch and equalizer bars if sent with RV, generator, converters, surge and or electrical damage by improper use or RV site electrical damage. All items are tested before rental and in full working condition. 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 unless you choose a specific package ("preferred" for rvshare or add-on specific to interior) and even this is only \$1500. I do not recommend bringing your most expensive items with you in case of act of nature. Damage to the interior or items of the RV is charged to the renter, via cash, or stripe upon return or charged to your security deposit.
- 23. Appliances:** The air conditioning, radio, microwave, television, stabilizing jacks, coffee maker, other appliances etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made. 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. RV refrigerators run coldest on propane, and take hours to feel cold if you place room temp or warm items inside of it. We prechill refrigerators and recommend putting cooled food into fridge.
- 24. Camper Abandonment/Owner Retrieval:** If for any reason you move the stationary RV from agreed and setup location, or leave it abandoned before arranged pickup time, 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 before the end date/time of your rental period and not being present or taking it somewhere undisclosed and leaving it. In the event you abandon the trailer, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- 25. Lockout/Lost Keys:** In the event a lockout occurs you agree to pay \$1/ 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 approved by owner before work is done. You may not call a locksmith without prior approval. Refer to this below also.
- 26. First Aid Kit:** There is a first aid kit provided under the kitchen sink at floor level. This kit has special items like a compression elastic wrap, large gauze, medical tape, an instant ice pack, burn care, sprain/strain supplies, Large gauze to compress a major cut with. Please use what you need, should it become necessary – once it is opened, you own it & will be charged \$35 (replacement value). In the event you use anything in it, take the kit with you – Since the first aid kit is a personal and bodily fluid/pathogen related item, it is not possible for us to pass it from renter to renter.
- SEPARATELY, there is a box of generic basic bandaids, first aid spray, Benadryl, and some OTC meds in the bathroom mirror cabinet – use of these if necessary is allowed, without fee. The height of this should make it not easily accessible at kids, but this is your warning that there are small amounts of medication that could harm a child and the owner is not liable for this.

Renter Initials: _____

- 27. GPS Tracking:** The RV has been equipped with a GPS tracking device for safety and must not be removed/unplugged for any reason. Failure to accurately report your destination, or giving an arbitrary destination in order to attend a prohibited event will result in complete loss of your security deposit and you will be requested to return the RV to owner immediately, and NO refund will be granted for unused rental dates. See also #25.
- 28. 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. If you will have a lot of belongings with you, I recommend you add an interior protection rental insurance plan as an add-on if you plan to bring expensive items, to cover your interior items in case of emergency. This will cover up to an amount you choose and will be required to rental over 14 days.
- 29. 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, belongings, appliances and or electronics, or relatives or animals during your rental period including before pickup, during handoff, return period, also including release of liability and to hold harmless when on any storage or meeting locations including but not limited to 11824 E 8th Ave Spokane Valley, WA business address.
- 30. 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.
- 31. 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.
- 32. 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. This is enforceable in court and an agreement to pay.
- 33. RV Return:** When RV is picked up, you agree that it will be free from damages, cleaned, and ready to walk-through and owner to access freely and hookup to tow vehicle of owner. If there are damages please be up front and share as soon as an issue happens, so owner can prepare for repair and or help while rented. Once the RV has been unhitched from renter vehicle or hitched up to property manager's tow vehicle, the RV will not be allowed to be accessed and the rental period will be considered complete. (This is for insurance purposes) A preliminary walk through will be completed before this, and Photos will also be taken by owner for reporting to rental platform &/or insurance and proof of condition and a return form completed together. 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. In rare circumstances if required, a video walkthrough can be done for return renters and case by case basis, which includes waiving the right to dispute damages found due to not doing in person handoff, and is not a guaranteed option available. We will not offer this option. In addition, any issues found on pickup by Inland NW Rentals will be documented, photographed and followed through as normal, based on photo and inventory evidence.
- 34. 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/handoff (refrigerator, heater, A/C, LED 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. Everything is in working condition at pickup/dropoff/delivery.
- 35. 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. All extensions are required to be approved by both parties in writing on platform or by email/text for direct bookings at least 24 hours before end

Renter Initials: _____

of original rental period, and will be charged through the platform. If this charge does not go through successfully when sent, reservation will not be extended. If you do not request and are approved an extension and the RV is not returned on time and with communication of any delays, the owner WILL come to retrieve the RV and the renter will be liable for mileage and time at the rate of \$6/mile. If in the case the RV is more than 3 hours away there is an additional \$350 fee to cover exceptional time and distance. If the RV being late affects an existing rental, see

- 36. 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.
- 37. 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. If you do not have 20amp-30amp electrical hookup, you are required to take generator and pay generator refundable deposit (\$250) and fee for propane tank and hose (\$50).
- 38. 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.
- 39.** 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

Renter Initials: _____

SELECTION OF EXTRA FEES

Initial items you would like to add to your reservation.

____ Cleaning fee: I do not want to clean the trailer before return - \$100

Please note article #14 above for deep cleaning

____ \$60 Dump grey and black tank for me! (for pickup only as delivery includes this)

*This is a fee of \$80 if this was not pre-selected and tanks are not empty.

Generators

____ \$60/night Westinghouse 4500dfc Inverter Generator (propane only) 52 DB.

-Comes with filled 20 lb propane tank and hose. Refill before dropoff is required to pickup rentals.

____ \$45/night Firman 7500w Generator (propane only) 74DB.

-Comes with filled 20 lb propane tank and hose. Refill before dropoff is required to pickup rentals.

*If staying for more than 5 days, 40 lb or extra 20 lb tank is recommended for this vs 20 lb. Renter is responsible for refilling tank during rental if it runs out, and refilling before dropoff if taken as a pickup rental.

____ \$70 Extra capacity 40 lb filled propane tank rental

____ \$35 Extra 20 lb propane tank rental

____ \$30/each propane tank refill on return (or fee if not refilled and not selected)

\$30 for 20 lb \$60 for 40 lb.

____ \$15 Extra linen/bedding and supplies for convertible sofa and dinette. (recommended for 4-5 adults or children over the ages of 12). This includes bedding, towels, washcloths, extra soap etc, and paper towels if you have older kids or multiple adults. (Still must bring your own pillows).

It is otherwise REQUIRED you cover all beds with bedding, and we suggest sleeping bags if you opt out of this.

____ \$20 4-5 camping chairs rental

____ \$50 Prepaid grocery pickup of choice in Spokane valley, 24 hrs before rental, loaded into RV.

____ \$60/trip per dog. Nonrefundable for extra cleaning and deodorization.

____ Number of dogs (max 2) *This does not include a deep cleaning fee and no dog is to be left alone inside.

Renter Initials: _____

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 **Lara Eastman** 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.

LATE RETURN: **\$75** per hour charge will be assessed if RV is returned or not ready later than agreed upon time.

PETS: Pets authorized by owner at time of pickup or before are welcome in the RV with a \$60/dog per rental fee at the max of 2, but unauthorized unapproved animals are an automatic \$500 fee. 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. If an animal is not reported and signs of animal are found on dropoff, deposit with automatically be held until fully inspected.

- a) Service animals are NOT charged the pet fee, however please inform us so we can plan for proper cleaning, and be aware rules be enforced such as the animal never being left alone inside, being fully potty trained and not damaging any items, and any damage will be charged as normal for repairs.
- b) Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **\$300**. The unit is provided with a vacuum.

PROPANE: Any missing or damaged 20 lb propane tank will be a **\$75** charge per tank and a 40 lb tank will be **\$150**, and will be assessed if propane tank(s) need repair or replacement due to physical damage or not being present related to rental. This also applies if you "exchanged" the tank instead of refilling, and applies to each tank.

PROPANE NOT REFILLED: \$30 per 20 lb tank, \$60 per 40 lb tank. This is an optional add-on, also.

CLEANING: **\$150** charge will be assessed if RV is returned unclean or in a condition less than received, requiring less than 2 hours of cleaning, and is not pre-paid and pre-selected.

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. This includes stained interior or excessive linen stains and or appliances left very dirty. If cleaning is beyond 3 hours or items require replacement due to damage, this will be charged beyond the \$300.

LOCKOUT: **\$25** charge will be assessed per key if lockout occurs in addition to \$1/mile for Inland NW Rentals to come and unlock RV if within 2 hours distance and available to. If >2 hours away from business, or unable to assist due to prior obligations, renter will be responsible for a mobile locksmith to come and open the unit and re-key or replace lock setup so the RV can be locked and secure during transport. If the rental is a delivery, Inland NW Rentals will replace lock and charge for parts and labor or just a replacement key is locksmith was able to use master key without damage. Only owner may authorize locksmith used, and they must be a fully licensed bonded and insured business.

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

Renter Initials: _____

ABANDONMENT/RETRIEVAL: **\$2,000** charge will be assessed if renter abandons RV at any location at any time during rental period which leads the RV owner to recover the RV(pickup rental), or if owner must retrieve the RV for any reason other than what has been discussed at time of booking such as taking to a banned event or dangerous location for the unit such as high elevation or freezing locations when not prior discussed, or if RV is abandoned anywhere, and a call is received about the unit. Please just call us if an issue arises so we can work something out.

GENERATOR: If generator is damaged, missing or broken in anyway owner will either charge for the repair estimate/invoice if repairable, or full replacement cost of **\$900 for Firman 7500W and \$1400 for Westinghouse 4500DFC**. This includes hose for generator.

BATTERIES: The batteries upon start of rental are in fully working condition and accept charging without issue and full before leaving on rental. If the batteries are drained past 50% (for non Lithium) there is a risk of them failing and not accepting charge, as the batteries should never be ran empty. Batteries should be charged daily by shorepower plugin or generator at 3 hrs a day, minimum, which is why we require generator rental and include 4 hrs/day and propane. Battery failure will be responsibility or renter and replacement is **\$350** a battery.

TIRES: Please call us for issues! Tires if damaged or blown are the cost responsibility of the renter. Only approved tires will be allowed. On rental start all tired are inspected, photographed and PSI is 65. The lug nuts are torque spec at 120 ft/lb. Les Schwab is our tire company and a call to us may allow a free repair/change-out with cost of tire and taxes and disposal to renter due directly to Les Schwab at worse case scenario but usually it is free due to their warranty. Spare tire is mounted and in good condition and able to be placed on by roadside also. Current approved tires are: Les Schwab Matrix STR 208/75/15 9 ply or Goodyear Endurance 205/75/15 8 ply is an approved tire. Cost is typically \$160-180/tire. If a flat occurs, Les Schwab WILL replace the tire for FREE if you take the tire in after having it changed by roadside or if they are deployed by us to assist you.

****ALL ADD-ON FEES OR DAMAGES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 5%. This is to cover fee charged by processing and platforms.**

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

Renter Initials: _____

Waste Tanks Addendum

Most renters 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 orientation and training regarding the proper dumping of these tanks. There are step by step instructions by video on our website also. 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.)

Rule #1: DO NOT ever leave grey tank valves open and draining on natural ground during USAGE for BOONDOCKING, and NEVER ever leave black tank open at any point, even if on full hookups.

Rule #2: Do not use black tank flush, or any flushing device that attached to dump valve. Flushing is the sole responsibility of Inland NW Rentals due to risk of sewage backup when not done exactly right.

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.

*We recommend you place toilet paper for all wiping, or at least urine only, in the provided waste basket as trash is included at all campground and park locales for free. It will greatly extend the slowing of filling the tank up for your use.

There is to be NO food, especially fat based items or meat juices/drainage, 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. We provide hair strainers and food strainers for kitchen and shower drains.

Waste holding tanks (Gray and Black) valves should be CLOSED on dropoff and empty (unless pre-paid and notified we are emptying) and the screw cap left on and snug. For deliveries, if setup to septic, managers will dump rinse and unhook and renters do not need to worry about this.

Basic steps: First put on gloves and remove box with hoses inside the front passenger storage pass-through The hose and parts are inside a drawstring trash bag to keep separated or a tote. Get hose elevator/steps out and create a path from rear black/grey valve to septic drop. Next remove cap to rear valve and connect hose, being sure not to get lid string stuck in it, and ensure it is fully engaged in connectors. Pull hose to length to drop and place on elevators, keeping hose as short and close up as possible. Place end with 90 degree adapter into septic drop and place heavy lid, rock or item(or a helper's foot) over 90 to ensure it stays in place (very important). Gentle pull the valve on the right called black without using heavy force. It comes out 2-3" about and then set a timer for 10 minutes. Once time is up (it will trickle silently for awhile) close black valve with gentle inward pressure a gentle wiggle. Then repeat with grey valve. Allow to drain grey until no trickle is heard. Close valve, remove hose and replace cap securely. Repeat process for kitchen grey valve halfway down the driver side. Doing these steps in order allow the hose to be rinsed as much as possible. If there is a "dirty" water hose at dump site please run water through hose before removing the 90 end, then allow to drain, place in bag, place in box and put back. Remove gloves, then put hose elevator away and double check all dump caps and lock storage compartment.

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 5%.**

Renter Signature and Date

Renter Printed Name

Inland NW Rentals LLC Signature and Date

Renter Initials: _____

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.

Interior: Small nicks, spots of discoloration less than a dime are not of a concern. Photos are taken before and after rentals, also. Black tank sensors are almost always wrong, and dumping/being empty is evaluated using a flashlight viewed down into the toilet for emptiness.

Small oval dip in rim of bathroom sink for hot item, same color as surrounding.

2" long medium deep scratch on counter just inside of kitchen window by stove.

Exterior:

Minor surface scratches to clear coat on driver and passenger side of RV from branches/leaves. None go into paint or decals.

We will take additional photos of any items of concern larger than a dime AT THE TIME OF THE WALK THROUGH. Anything not brought up and not in photos before rental may be charged as damage.

Renter Signature and Date

Renter Printed Name

Inland NW Rentals LLC Signature and Date

Renter Initials: _____