

## Supplemental Rental Agreement

This rental agreement may seem long, but I want to make sure you are fully informed and have no unrealistic expectations concerning your RV rental. Please make sure you understand the rules and ask if you have any questions about any particular rule or expectation.

- No Refunds for Early Returns: If you return early, we do not refund the days you will not use. This includes if you have an accident or crash in the unit; however, if the crash is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
- Fee for Late Returns: If you are late returning the unit there is a \$10 per hour late fee. If returned after 8pm, an additional day of rental fee will be charged. You will also be responsible for the cost of any canceled rentals due to your late return. All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit.
- Campground Reservations. We are not responsible for campground reservations. All campground reservations must be made separately with the campground's reservation agency. All campground and campsite fees are separate from and in addition to the rental price and fees under this Agreement. No refunds will be given for campsite reservation errors.
- NO SMOKING: Smoking (including cigars, pipes, drugs, etc.) in the unit forfeits your entire security deposit.
- NO DRUGS: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. RV returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.
- NO DRY CAMPING: We do not allow dry camping. Hook ups to electricity and water must be available during your rental. Short term boondocking must be approved by us beforehand. Dry camping/boondocking without the owner's approval will forfeit your entire security deposit.
- Odors / Cooking: We do not allow anything that can create a strong smell in the RV that is difficult to remove. An extra cleaning fee will be charged to remove the odor.
- Travel Restrictions: No travel allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Only exception to this is a non-paved road inside a licensed RV Park.
- Toll Roads, Red Light Cameras, parking tickets, etc.: Parking Tickets, Mailed Violations, and Toll invoices are a major burden, and we charge a \$75 fee for each invoice we get. Responsibility for traffic or parking violations will be transferred to you and you will be charged a \$75 administration fee. If you want to use Toll Roads, you are free to pay at the plazas or bring your own toll tags, just make sure no invoices or toll by plate, etc. mail comes our way, or the \$75 administration fee will apply! Note: Most toll agencies are good to work with and will help you out if a mistake and call them right away.
- **Awning: We discourage the usage of the exterior awning. This is for your protection because they are at a minimum of \$3,000 to replace. They can be damaged very easily due to weather or accidental misuse. Awnings ARE NOT COVERED by insurance, and you will be responsible for paying for the damage. If you must use the awning, please do not use it under bad weather and do not leave it out overnight or unattended.**
- Pets: You MUST have approval from us before allowing a pet in the RV. If we reach an agreement on having a pet, a pet fee applies.

- Security Deposit: Your security deposit is refunded after the unit is checked in and there is no damage or issues requiring funds from the deposit. Failure to accurately report your destination or giving a false destination in order to attend a prohibited event will result in forfeiture and total loss of your security deposit.
- Training: When you pick up the unit, we will complete a pre-rental orientation of the unit that will take up to 20 minutes to an hour depending on prior experience you have with an RV. Picking up an RV is not like picking up a rental car so please allow time for orientation.
- Cleaning: The RV must be returned in a similar condition as when we rent it out to you. It cannot be “trashed” or so dirty that is beyond what is reasonable for a vacation. Excessive mess will incur an additional cleaning fee at \$50/hr.
- Propane: 1st tank is included. Any additional Propane will be at renter’s expense.
- Any damages need to be reported to us immediately. Replacement of defective parts and receipt must be brought back for reimbursement. There will be NO reimbursement if you do not bring back the defective part you replaced and the receipt. If you purchase an item necessary due to an equipment failure (sewer or water hose, ice chest, etc.) the item you purchased, and the receipt must be surrendered upon return if you want reimbursement.
- Appliances: The A/C, generator, awning, radio, microwave, television, jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you.
- Renter Damage: If the rv and/or the contents in the rv are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). If an accident occurs, you are responsible for obtaining a police report, contacting the other party’s insurance company, and contacting us immediately at 865-304-2755.
- Waste Holding Tanks: Waste holding tanks must be emptied prior to return. Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee. If you don’t flush the tanks, you will be charged an additional fee.
- Personal Property. You release Anthony & Chandra Pickering and our agents from all claims for loss of, or damage to, your personal property or that of any other person, that was left or carried in or on the rv, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.
- Personal Injury. You release Anthony & Chandra Pickering, and our agents from all claims for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guests, unborn children, or relatives, whether or not the injury was caused by use of the rv, our negligence, or was otherwise our responsibility.
- Waiver. Our failure to enforce any of our rights under this Agreement or at law shall not be deemed a waiver or a continuing waiver of any rights or remedies against another party unless such waiver is in writing and signed by the party to be charged.
- Severability. If any provision of this Agreement is judicially determined to be invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect.
- Attorneys’ Fees. In the event a dispute arises regarding this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys’ fees and costs, in addition to other relief to which it is entitled.
- Modifications. No term of this Agreement can be waived or modified except by a writing that we have signed.
- Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding the rental of the rv and supersedes all prior oral or written agreements or understandings regarding this subject matter. This Agreement can only be amended by a writing signed by all parties.

I have read and agreed to the terms and conditions of this rental agreement and thereby give my consent to the agreement.

Renter Signature and Date: \_\_\_\_\_

Renter Printed Name: \_\_\_\_\_

Owner Signature and Date: \_\_\_\_\_