

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. Most rental agencies have the same rules, I just want to be completely up front and prevent any misunderstandings later. Please make sure you understand the rules and ask if you have any questions about any particular rule or expectation.

- This rental agreement is for one RV, Keystone Sprinter 31MB, VIN 4YDFSTR2XP1530620. Between the owner

Matthew Reese, and the renter **Renter, (Per RV Share)**.

- No Refunds for Early Returns: A refundable security deposit of \$500 is due at the beginning of the rental, it will be refunded at the time of pickup if the RV is in similar condition. The rental term is per night, the nightly rate is \$ 165. The initial rental term is 30 days and may be extended by agreement of both parties (renter and owner). The rental fee can be paid by cash, money Order, Cashapp, or Venmo. Failure to pay for any additional rental periods will result in immediate return of the RV. The rental term starts on Per RV Share(Date), and ends on Per RV Share (Date).
- Drop off and pickup must be arranged and agreed upon by both parties a minimum of 48 hours in advance.
- 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.
- NO DRY CAMPING: We do not allow dry camping. Hook ups to electricity, water, and sewer must be available during your rental. 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: This is a stationary rental only, the RV must remain in the same location it was delivered to.
- 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 unattended.
- Pets: Pets are allowed, but any damage to the RV by a pet will result in additional repair fees.
- 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.
- Training: At drop off we will complete a pre-rental orientation of the unit that will take up to an hour depending on prior experience you have with an RV. Please plan at least 60 minutes after the RV is set up.
- Cleaning: The RV must be returned in a similar condition as when we rent it out to you. Failure to do so will incur an additional cleaning fee at \$50/hr.
- Propane: Up to two tanks are included. Any additional Propane will be at renters expense.
- Any damages or malfunctions need to be reported to me immediately.
- Appliances: The A/C, 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. For assistance, contact me within 24 hours to troubleshoot the issue over the phone.
- 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 (up to the RV replacement value of \$45,000) 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.
- Personal Property. You release Matthew Reese 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 Matthew Reese, 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.

Renter Initials: _____

- 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: _____

RV departure form

RV information

Manufacturer	Keystone RV
Model	Sprinter
Year	2023
Length	36
VIN	4YDFSTR2XP1530620

Maintenance

Task	Status
Oil change (drivable RVs)	N/A
Generator check	N/A
Tire inspection	
LP gas check	Full
Appliance check	OK
CO2 detector	OK
Fire extinguisher	OK
Smoke detector	OK
Other	

- | | | | |
|--|------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Generator | <input type="checkbox"/> Furniture | <input type="checkbox"/> Hitch (trailers) | <input type="checkbox"/> Cleaning |
| <input type="checkbox"/> Storage while traveling | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Tires | <input type="checkbox"/> Water hookup |
| <input type="checkbox"/> Slide-out | <input type="checkbox"/> Bathroom | <input type="checkbox"/> Fluids | <input type="checkbox"/> Power hookup |
| <input type="checkbox"/> Unit-specific features | <input type="checkbox"/> Other | <input type="checkbox"/> Awning | |

Renter Initials: _____
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Damage walkthrough

-Kitchen island delamination, water spot, stain, tear.

-Bathroom hall door, delamination on inside.

-Screw holes in bathroom, hall, and living room.

-Tears in floor (less than a dime in size each), living room in front of recliners

-Scratches on driver side near roof and back of RV

-Decal tears/smudges on front corners, both slide outs

-Stain on living room floor in front of fireplace

Training walkthrough

- | | | | |
|--|------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Generator | <input type="checkbox"/> Furniture | <input type="checkbox"/> Hitch (trailers) | <input type="checkbox"/> Cleaning |
| <input type="checkbox"/> Storage while traveling | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Tires | <input type="checkbox"/> Water hookup |
| <input type="checkbox"/> Slide-out | <input type="checkbox"/> Bathroom | <input type="checkbox"/> Fluids | <input type="checkbox"/> Power hookup |
| <input type="checkbox"/> Unit-specific features | <input type="checkbox"/> Other | <input type="checkbox"/> Awning | |

Additional notes

I have inspected and agreed to the condition of the RV, contents, and systems at the time of delivery.

Renter Signature and Date: _____

Renter Printed Name: _____

Owner Signature and Date: _____

Renter Initials: _____
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Keystone Sprinter 31MB



WELCOME!!!

We hope your stay in our home away from home is a wonderful one. This sheet includes everything you need to know during your stay to enjoy yourself.

Thank you for choosing to rent with us.

The Reese Family

Entry Code: 3212

To Lock: Enter code then the lock () icon

To Unlock: Enter code then the unlock () icon

RV Controls

-For lights throughout main cabin use the “Ceiling” switch.

-For the awning:

-To Put out: Press and hold the “Awning Extend” switch until it stops.

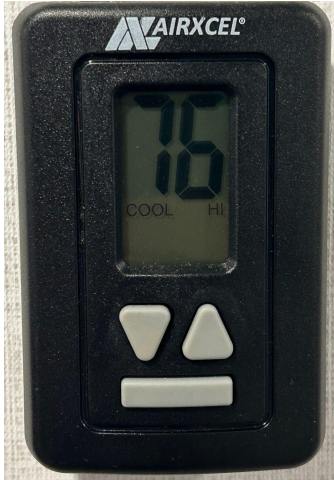
-To Bring in: Press and hold the “Awning Retract” switch until it is fully stowed.

Do not leave the awning out in windy conditions or overnight.



Climate Control

- Press the long rectangular button to select mode. (For A/C select "Cool Hi", for heat select "Heat")
- Adjust temperature with arrows



Hot Water

- Press the red button to power on/off
- Adjust temperature to your desired preference. Preset to 105 degrees



Important Notes for day to day use

- When using the toilet:
 - Liquids can be flushed without additional water.
 - Use only RV approved toilet paper, three additional rolls of Scott 1000 paper is provided and recommended.
 - When flushing toilet paper or poop be sure to fill the bowl with water before flushing to avoid a blockage.
- Running the AC on "High" will help better maintain air quality and keep the AC running without freezing over.
- Keep the keys in a safe place and use the "Code" for entry and to lock up.
- Basic cleaning supplies are located in the cabinet to the right of the oven and broom in second bedroom.
- In the event of a power outage, unplug and plug-in the main connection, then check the breakers and GFI circuits.
- DO NOT RUN THE WATER PUMP WHILE CONNECTED TO CITY WATER.

Sewage Dump Instructions Site Hook up

-One tank dump at the end of your rental is included.

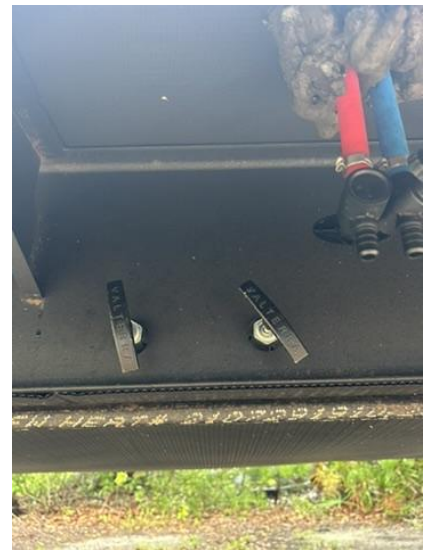
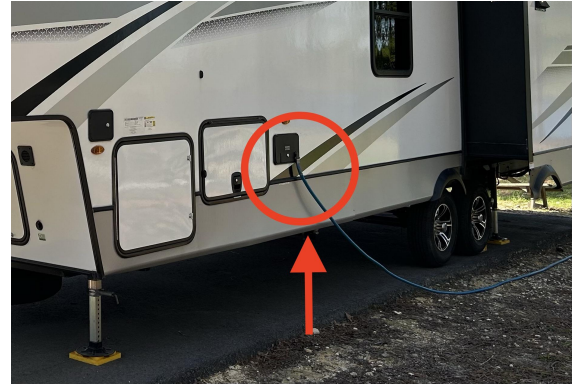
-Keep the black tank closed at all times unless dumping it. Failure to close it after dumping can result in a serious clog that is very expensive to have removed.

-If you fill the black or grey tanks during your stay you can either utilize your site dump hookup or the tote.

-Attach sewage hose to RV and dump location as shown during familiarization. Pull the handle for the tank you would like to empty. Allow it to drain fully and then push the handle in to close the valve.

-Left handle is the **Black** tank.

-Right Handle is the **Grey** tank



Sewage Dump Instructions Site Hook up (Kitchen)

-The kitchen dump is located behind the driver side axles and under the slide.

-Attach sewage hose to RV and dump location as shown during familiarization. Pull the handle to empty. Allow it to drain fully and then push the handle in to close the valve.

