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Supplemental Rental and Rules Agreement

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

1. Training: A pre-rental orientation of the RV could take about 1-2 hours, depending on any prior experience you have with a travel trailer. It takes time to do a thorough and complete walkthrough, so please plan accordingly. At times, we may not be able to meet you at delivery. However, if needed we will arrive later that day or the next morning at an agreed upon time to complete the walkthrough.
 - 1a. **Deliveries:** Deliveries will have varying arrival times depending on campground rules and the amount of rentals being sent out on the same day Renter will receive instructions about a week before the rental starts with delivery time. IF renter prefers a certain time BEFORE 3:00 pm an Early Check-In fee will need to be paid at time of booking or shortly after. Rental needs to be FULLY vacated on day of departure at 11:00 AM. This is **STRICTLY** enforced. If renter prefers a certain time AFTER 11:00 AM a Late Check-Out fee needs to be paid at the time of booking or shortly after. Kim's Cozy Campers will assess fees appropriate in section #3 for the length of time the rental is unable to be moved. Furthermore, if Kim's Cozy Campers is charged any additional fees for the rental unable to be removed in a timely manner, fees from a same day delivery arriving late or any other fees due to renter tardiness those fees will be assessed from renter's security deposit. Once the Rental has been delivered, it is **PROHIBITED** from being removed.
 - 1b. **Pick Ups:** Pick ups will have varying arrival times depending on deliveries planned for the day. IF renter prefers a certain time BEFORE 3:00 pm an Early Check-In fee will need to be paid at time of booking or shortly after. Rental needs to be returned on the last of the rental by 11:00 AM. This is **STRICTLY** enforced. If renter prefers a certain time AFTER 11:00 AM a Late Check-Out fee needs to be paid at the time of booking or shortly after. Kim's Cozy Campers will assess fees appropriate in section #3 for the length of time the rental has not been returned.
 - RENTER IS REQUIRED TO FOLLOW [SETUP AND TEAR DOWN CHECK LIST](#). This will eliminate the possibility of damage to the rental unit.
 - **A SPOTTER IS REQUIRED WHEN BACKING UP AT ALL TIMES!**
2. No Refunds for Early Returns: If you return the travel trailer early we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the trailer; 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.
3. Fee for Late Arrivals and Returns: A fee of \$100 per hour will be charged if the RV is returned later than the agreed upon time. If the renter is more than 90 minutes late for their arrival, Kim's Cozy Campers has the right to cancel the reservation or reschedule the arrival time at their discretion. If the RV is returned after dark or while Kim's Cozy Campers is not home/unavailable, it will be checked in the next day, during daylight hours, and any applicable damages will be applied to your security deposit. Renter forfeits their right to complete a return walkthrough with Kim's Cozy Campers, if the unit is returned at a time different than indicated in writing prior to start of reservation. All drivers must be at least 25 years old and must be listed on the contract when you pick up the RV. **NO EXCEPTIONS.** A fee of \$15 per day will be assessed if not prepaid for any vehicle parked at our location.

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4. Rental Period: _____ @ _____ or after to _____ @ _____ or before.
5. Travel Restrictions and No Travel Zones: No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit.
- 5a. Travel to Mexico is strictly prohibited.
 - 5b. Festivals, Events and Large group gatherings are prohibited UNLESS written approval is given by Kim's Cozy Campers.
 - 5c. Delivery: Renter is responsible for verifying the terrain to where delivery will occur and rental will be parked. Areas should be wide, free of obstructions, overhanging trees, uneven roadways, potholes, etc. The desired location should be flat, preferably on gravel or asphalt. Kim's Cozy Campers suggests verifying delivery via pictures and videos prior to a confirmed booking. If delivery is attempted and is unable due to unsafe conditions for both the driver and the rental, that delivery will NOT occur and 100% of my payment is **NON-REFUNDABLE**.
 - 5d. Delivered Units: once parked and leveled, the towing hitch will be locked and rental unit is prohibited from being moved by anyone except Kim's Cozy Campers.
 - 5e. **Failure to accurately report your destination or give a false destination in order to attend a prohibited event will result in forfeiture and total loss of your security deposit, in addition to a \$2,000.00 charge for us to retrieve our RV from the prohibited destination. Keep in mind, our units are equipped with GPS technology, and it may be monitored / recorded.**
6. Toll Roads, Red Light Cameras, Parking Tickets: Toll invoices are a major burden. If we receive any, a \$70 administration fee plus the cost of the bill for EACH invoice will be applied to your security deposit. Responsibility for any traffic or parking violations will be transferred to you and you will be charged a \$70 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 \$70 administration fee, plus the bill will be applied. *Note: Most toll agencies are good to work with and will help you out if a mistake is made and you call them right away.*
7. Campground Reservations: We are not responsible for campground reservations – including cancellations for COVID. 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.
8. Overhead Obstructions: Please familiarize yourself with the RV's height clearance. Be aware that the RV has additional equipment on the top of the roof, which may not be clearly visible from the ground, such as the air conditioning unit and antennas. So, please ensure you have retracted any roof fence, as driving with these open may cause damage.
9. Awnings: We **DO** allow the usage of the exterior awning, but advise using caution! This is for your own protection as well because they are **NOT COVERED** by insurance, and they are very expensive to repair or replace if damaged. Damage to awnings, including damage while driving, any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount.
10. Generators:
- 10a. If you choose to use **your own** generator, the following rules will apply. Do not use generator inside the trailer - it **MUST** be kept outside. Do not leave the trailer unattended while 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 to run the systems within the RV without causing a power issue. You, the renter, assume

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all responsibility for any and all damages caused to the trailer & its appliances and systems by the use of a generator.

- 10b. 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. The generator will NOT run the air conditioning in the trailer. Generator is to be used **outdoors only**.
- 10c. Drivable Unit Generator use: 5 free hours per day included in the rental of the RV. It is \$5.00 per hour after free usage. You agree to let the generator rest unused for at least 8 hours per 24-hour period.
- 11.** Tires: RV tires are partly filled with nitrogen as it does not cause pressure fluctuations. The tires on the RV have been inspected and checked, along with all other parts, prior to your rental period but if a tire seems low you can refill it with air. There is also a spare tire included on the front, in the rare event a flat tire/blowout occurs.
- 12.** Ladder/Rooftop Usage: We **DO NOT** allow the use of the travel trailer's ladders or rooftop. Any evidence of renter climbing ladder or accessing 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.
- 13.** Dogs or other pets: You **MUST** request & get approval **before** allowing a dog in the rental. Kim's Cozy Campers reserves the right to accept or decline any dog, for any reason. Dogs are **not** allowed on any upholstered area or carpet due to the soft material and the risk of stains, smells or other damage. We charge \$150 per dog with a MAX of 2 dogs AND an additional refundable deposit required for dogs, equal to \$500.00, **per dog**. If any pet damages occur, *including evidence of pet urine or feces*, you will forfeit your entire security deposit, and any excess damage will be charged to you accordingly. If any large amounts of pet hair are left upon return, you will be charged a full Deep Cleaning Fee for this to be removed. (See Fees Addendum)
- 14.** Propane: One 20 Lb Tank is included. Any additional propane will be at renter's expense.
- 15.** Waste Holding Tanks: There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, napkins, paper towels, 2-ply toilet paper, 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.
- 15a. Waste holding tanks (Gray and Black) must be emptied prior to return (unless Dump Fee is paid in advance) and valves left **Closed**, and the screw cap left ON. If tank levels do not read **EMPTY** on the control panel, you will be charged a \$150 dump fee. **NO EXCEPTIONS**.
- 15b. When the Black Tank gauge reads "F" (Full), the toilet can no longer be used until the tank is dumped. Continued use on a full tank could cause damage to the plumbing to the toilet. Renter is 100% responsible for any Clog, or damage done from this negligent behavior.
- 15c. If tanks overflow from inside the rental at any point during the reservation (including while in tow), renter will be 100% responsible for all plumbing, cleaning, and sanitizing fees plus loss of rental income during the fixing, cleaning, and sanitizing process.

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- 16.** Cleaning: We do **NOT** charge an upfront cleaning fee. The trailer must be returned with a clean interior and empty black and gray tanks. "Clean" means, as you received it or better. Tanks that are full are allowed with a PREPAID dump fee. If you return the trailer dirty, you will be charged a \$99 +\$50 per hour cleaning fee. Dirty by definition consists of but not limited to dirty dishes, dirty utensils, dirty cookware, dirt, debris, stains, spills, dirty grill, toilet and toilet seat free of urine and feces, etc.
- 16a. A Deep Cleaning Fee of \$300 will be charged if rental is returned unclean AND requires more than a surface cleaning or any reconditioning.
 - 16b. **REMINDER:** Shoes and pets are **NOT** allowed on carpet areas.
- 17.** Smoking: There is **NO SMOKING OR VAPING** allowed in the trailer. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of \$1500. NO SMOKING allowed under awning or on outdoor mat. **NO EXCEPTIONS.**
- 18.** **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Any trailers returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence.
- 19.** Odors/Cooking: We do not allow anything that can create a strong smell in the rental 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 rental. If odors are detected you will be charged 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.
- 20.** Festivals, events or large group gatherings need to be authorized by Kim's Cozy Campers **PRIOR** to reservation. ANY non-approved festival or event will result in forfeiture of security deposit. Renter further acknowledges that they forfeit their Security Deposit if any violation of Use and Restrictions (section 3 of our Terms and Conditions) is found.
- 20a. Festivals and Events require stricter rules from regular family rentals. This includes but not limited to earlier check out times (usually around 9 AM), rentals to be supplied bare, requests for bedding or towels are an extra fee, and larger security deposits Please verify all details with Kim's Cozy Campers **BEFORE** booking.
- 21.** Winter Use/Cold Weather Clause: Winter Months for Northeastern PA are November 1st to March 3st. During the winter months we do not recommend that you travel to or through snow areas, use snow chains, or travel where the weather is below freezing. Tire chains can damage tires if not properly installed and the holding tanks may freeze and burst. The renter will be responsible to pay for any damages incurred. However, if renters do travel during the season when temperatures reach freezing, renters will use a certified RV Tech to de-winterize and winterize campers as needed while in their possession during a rental. Renter understands that the RV/travel trailer may be winterized when they take possession, as a result will not be able to use the water and bathroom facilities until they reach a warm location.
- 21a. Kim's Cozy Campers has the right to cancel any booking with a full refund for inclement weather that could cause damage to the rental.
 - 21b. Awning use is **PROHIBITED** during winter months. If awning is used, forfeiture of security deposit.
 - 21c. Water use and bathroom facilities use are prohibited during Winterized rental deliveries.

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- 22.** Damage/Minor Repairs: Any damage needs to be reported to us **IMMEDIATELY** by calling us at (570) 228-8004 once it is safe to do so and proper emergency services have been notified. A Police Report **MUST** be filed after the accident occurs before leaving the scene. A copy of this report needs to be provided to us as soon as possible. If the RV is towed you may be responsible for a towing / impound expenses, unless covered by insurance. No refunds are provided for shortened trips due to an accident; however, if the crash is not your fault you may be able to recover your rental costs through insurance or option trip interruption insurance (if purchased). You are responsible for all non covered damages that occur.
- 22a. 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. 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, etc.) the item you purchased and the receipt must be surrendered upon return of the rental, if you want reimbursement. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.
- 23.** Renter Damages/missing items: If the trailer, 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, cookware, dinnerware, flatware, etc., are damaged during your rental period or missing once rental is returned, you are responsible for paying all damages and missing items, 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 trailer is charged to the renter, via cash upon return or charged to your security deposit.
- 24.** Optional Insurance: **PROTECTION YOU CAN CHOOSE TO PAY FOR DURING YOUR RESERVATION**
- 24a. [MBA Supplemental Insurance](http://www.mbatrailer.com): Visit www.mbatrailer.com to add supplemental liability insurance to the rental.
- 24b. [Interior Damage Protection](#): This is insurance that protects you from paying repair costs if damage occurs to the inside of the vehicle. (They pay up to \$3000.00) If interior damage is reported on the return inspection, we will hold your security deposit until we receive insurance claim funds.
- 24c. [Global Rescue](#): Kim's Cozy Campers is a safe travel partner with Global Rescue and recommend that all our guests purchase travel insurance to cover trip cancelation, medical emergencies, field evacuation, emergency assistance and travel delays. To find out more information please visit our landing page [HERE](#).
- 24d. [IMG Travel Insurance](#): Travel insurance residents of all 50 states, including New York and Hawaii. To find out more information please visit our landing page [HERE](#).
- 24e. [Generali Trip Insurance](#): Travel insurance that has an option for interior damage protection. Not available to New York or Hawaii residents.
- 24f. Roadside Assistance: Emergency Roadside Assistance through [Coach-Net](#) (a nationwide 24/7 service) is available.
- 25.** Towing Safety: It is required that the sway/stabilizer bars, which are provided, be used at all times while towing the RV rental. When removing sway bars/pins/clips be sure to safeguard them. Any missing pieces will result in a claim against your security deposit. Please remember that trailers are much taller than the average vehicle and are

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not equipped to withstand an impact with a tree, low bridge/overpass etc. and will result in damages totaling MORE than your security deposit, so be aware of low clearance signs. All damages to the RV, including damage while driving (tree, toll road, low overpass, drive-throughs, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. The dimensions of our travel trailer are listed on all platforms and our website descriptions for each listing. Never attempt going through a drive-through towing a trailer - they are always too low.

- 25a. Renter agrees to accept all liability and responsibility for any damages that occur to the travel trailer or tow vehicle while in their possession. By signing this document, renter agrees he/she has prior experience connecting, towing, backing, and operating travel trailers and/or has received proper training from us during pickup. Renter has confirmed they have a prior tow vehicle with a **round 7 prong wire harness and brake control** and will connect and disconnect the trailer on their own and have the knowledge/experience in doing so. Kim's Cozy Campers is not responsible for any damage caused while the travel trailer is in the renter's possession and in tow and we cannot connect or disconnect the trailer from the tow vehicle for the renter for liability purposes. Renter also understands any tire damage that occurs while in their possession is be paid for by them.
- 25b. If renter does not have the appropriate brake control for the travel trailer, one will be provided for an additional fee.

- 26.** Appliances and other non-essential items: The A/C, heat, stove, oven, refrigerator, freezer, fans, toaster, Keurig, blender, grill, awning, radio/CD/DVD/player, microwave, television, jacks, plumbing/faucets, etc. are convenience items and are not guaranteed to be in working order. While we do our best to ensure rentals are in 100% working order, complications can arise. If any malfunctions should occur with any of these items, no compensation will be made to you. Fixing any malfunction is not guaranteed. 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. Please know that the efficiency of propane fueled appliances may decrease in altitudes higher than 2,000 feet.
- 27.** GPS Tracking: The rental may be equipped with a GPS tracking device for location, safety, and vehicle diagnostics and must not be removed, unplugged, or tampered with for any reason. Renter's failure to accurately report their destination or giving an arbitrary destination in order to attend a prohibited event will result in complete loss of the security deposit and renter will be required to return the rental to Kim's Cozy Campers immediately upon request. If the rental is not returned upon request, it will be considered abandoned, and all abandonment fees will apply. No refund will be granted for unused rental dates. If the GPS unit is tampered with, the renter will be charged a minimum fee of \$1500 plus the cost of a new GPS unit.
- 28.** Camper Abandonment/Kim's Cozy Campers Retrieval: If for any reason you abandon the RV, 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 with no intention of returning to it or delivering it back to Kim's Cozy Campers/drop-off location. In the event you abandon the trailer without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- 29.** Lockout/Lost Keys: In the event a lockout occurs you agree to pay .75 cents per mile, round trip, for Kim's Cozy Campers to drive and unlock trailer and a fee of \$25 PER missing key. If Kim's Cozy Campers is en route and key is found and trailer 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 Kim's Cozy Campers 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 Kim's Cozy Campers before work is done.
- 30.** Extra fees: You may elect to add certain "extras" to your booking if you like. If you did not elect extra fees at the time of booking, such as the dump fee, freshwater fill fee, flush fee, etc., you can elect to have them deducted from your deposit. These elections should be noted on this form at the end.

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31. Personal Property: Your personal property brought with you is your responsibility, and you release Kim's Cozy Campers and rental 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. Damages Above Security Deposit/Insurance Claims: In the event there is any damage above the amount of your security deposit, you agree to pay Kim's Cozy Campers any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
33. RV Return: When RV is returned, you agree that it will be free from damages, cleaned, and tanks emptied BEFORE it has been unhitched from your vehicle. Once RV has been unhitched, the RV will not be allowed to be taken anywhere else and the rental period will be considered complete (This is for insurance purposes). A preliminary walk through will be completed and a precursory Departure & Return Forms will be provided. Photos will also be taken by Kim's Cozy Campers for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit, if applicable.
34. Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond Kim's Cozy Campers' 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.
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.
36. Security Deposit: A security deposit is a verification and pre-authorization of available funds on renter's major, non-debit credit card, as stated in the rental booking confirmation and is due the day before the rental starts. Any damage to the rental unit is the responsibility of the renter and will be deducted from the security deposit. Kim's Cozy Campers has up to 7 days from the return of the unit to inspect the unit for damages and contact the customer. The security deposit will be returned within another 5-10 business days if there are no damages to the rented unit and can be held up to 60 days if damages occur that need quotes and/or repairs.
37. Credit Card Authorization: By submitting a reservation/booking, you agree that we may charge your card for the reservation in accordance with all the terms, conditions, and policies in this document. You agree we may store your credit card information for the sole purposes of processing your reservation, deposit(s), security deposit, and charges associated with your booking in accordance with our policies (to include additional charges for cleaning, damages, cancellations, and or other reasons specifically listed on our website www.kimscozycampers.com). You agree that you are the authorized person for the card used, and can provide the physical card upon receiving your rental unit to verify you legally possess the card and are authorized to use it.
38. Speed Limit: Towing requires special attention to speed. Trailer tires are not rated for high speed, the way truck and vehicle tires are. While towing our trailer, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the **MAXIMUM** allowed speed while towing the trailer is **65 miles per hour**. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing.
39. Boondocking/Dry Camping: Camping without hookups (water, sewer, electric) restricts the capabilities of the trailer. You are limited to freshwater 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. Both Kim's Cozy Campers and the owners of the rental units take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should you choose to dry camp/boondock, you take full responsibility

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and liability for the limited capabilities and capacities. Dry camping / boondocking without our prior written approval will forfeit your entire security deposit.

40. REQUIRED DOCUMENTS:

- 40a. Completed Rental Agreements
- 40b. Customer information record with Valid Driver's License Photo
- 40c. Applicable insurance documents and security deposit/payments when necessary
- 40d. [Check-In \(Pick-up Departure\) Form](#)
- 40e. [Check-out \(Pick-up Return\) Form](#)

PLEASE NOTE: Failure to completely and accurately fill out the required documents and provide necessary information will cancel your reservation/booking. Falsifying any documents will cancel your reservation/booking, and you will not be permitted to rent from us in the future. Refunds will not be offered for any of these circumstances.

Kim's Cozy Campers reserves the right to cancel your reservation/booking at any point, with or without reason. Including but not limited to driver intoxication, irresponsible renter, incapable of safely renting our rental, our rental is at risk of damage, or we believe there is a risk of personal injury or death to you, your group, our employees or others.

- 41.** Hold Harmless: Renter agrees to hold harmless Kim's Cozy Campers and the owner(s) of the rented RV, at all times for all situations. Renter assumes all risk when renting RV, and Kim's Cozy Campers and owner(s) cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. Kim's Cozy Campers and the owner(s) assume no liability for how the RV is used during the rental period.
- 42.** Personal Injury: You release Kim's Cozy Campers and 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.
- 43.** 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.
- 44.** Modifications/Waivers: No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document that the Kim's Cozy Campers has signed.
- 45.** This agreement is in addition to the rental platform (Outdoorsy, RV Share, etc.) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and Kim's Cozy Campers, as indicated by the signatures below.

Renter Signature

Date

Renter Printed Name

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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, RV SHARE, &/OR KIM'S COZY CAMPERS TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

MILEAGE: Drivable Units ONLY: 100 free miles per day. Additional miles start at \$.39/ per mile. EX: A 10-day trip gets 1000 free miles, the next 1000 miles are billed at \$.37/mile, the next 1000 billed at \$0.58 and the next 1000 at \$1.08. Most rentals fall within the first (free) or second tier(\$0.37). Mileage to be estimated for round trip and paid before leaving and adjusted when unit is returned. NO MILEAGE CHARGE FOR TOWABLE UNITS.

DRIVABLE UNIT GENERATOR USE: 5 free hours per day included in the rental of the RV. It is \$5.00 per hour after free usage. You agree to let the generator rest unused for at least 8 hours per 24-hour period.

BLUETOOTH BRAKE CONTROL: \$50 one-time fee to use with rental. \$350 Fee if not returned with rental.

WASTE TANKS NOT EMPTIED: **\$150** charge will be assessed if black and gray tanks are not emptied prior to return. (via your reservation OR per your deposit)

WASTE TANKS NOT FLUSHED: **\$50** charge will be assessed if black and gray tanks are not emptied prior to return. (via your reservation OR per your deposit)

CLOGGED TOILET upon return: **\$300+** charge will be assessed.

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

LADDER CLIMBING/ROOF WALKING: **\$1500+** charge will be assessed if ANY evidence is detected on the RV.

LATE RETURN: **\$100** per hour charge will be assessed if RV is returned later than agreed upon time.

PETS: Pets authorized by Kim's Cozy Campers at time of pickup are welcome in the rental for \$150 per pet, **max of 2**, but with an additional \$500 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. If rental has a **NO PET** policy you are prohibited from having a pet inside the rental unit. If evidence of a pet on site is found, Kim's Cozy Campers reserves the right to charge up to \$750 to properly clean, treat, and disinfect. Some people have allergies to pet dander so we must **STRICTLY ENFORCE** this policy.
- b. Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **\$300**.

TOLL INVOICE: **\$70** charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: First 20 Lb. tank on rental is included. All other tanks are an additional fee. If not prepaid the following fees will be assessed:

- a. **\$40** for 40 Lb.
- b. **\$30** for 30 Lb.
- c. **\$20** for 20 Lb.

Renter Initials: _____

CLEANING: \$99 charge + \$50 per hour will be assessed if RV is returned unclean or in a condition less than received.

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 (shampooing, removing strong odors, exterior wash, etc.)

LOCKOUT: \$25 charge will be assessed per key if lockout occurs in addition to **.75 cents per mile** for Kim's Cozy Campers to come and unlock RV.

FUEL: \$25 Administration fee AND \$6.25 per gallon fee will be assessed to any drivable unit not returned with the same fuel amount you received with it.

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

ABANDONMENT/RETRIEVAL: \$3,000 charge will be assessed if renter abandons RV at any location or any time during rental period and Kim's Cozy Campers must recover RV, or if Kim's Cozy Campers must retrieve the RV for any reason other than what has been discussed at time of booking.

ITEMS	DAMAGED OR MISSING CHARGE	ITEM	DAMAGED OR MISSING CHARGE
Shore Power electrical cord	\$200	Water Hose	\$50
All other electrical cords	\$150	Digital Water Flow Meter	\$30
RV Surge Protector	\$200	Leveling Blocks	\$5 Per Block
50 AMP to 30 AMP Adapter	\$50	Wheel Chucks	\$10 Per Chuck
15 AMP to 30 AMP Adapter	\$30	Trailer Hitch with 2" Ball	\$150
Sewer Hose and/or Adapters	\$100	Trailer Hitch with 2 5/16" Ball	\$250
Brake Control Remote Unit	\$350	Camping Chair	\$30 EACH
Champion 5500 Generator	\$1500	Pillow	\$40 EACH
Cordless Drill	\$100	Mattress	\$600 & Up
Trailer Coupler Lock	\$50	Bedding	\$60 & Up
Stabilizer Jack Crank Handle	\$100	ANY Kitchen Item	\$25 & Up
Stabilizing Electric Jack	\$750 EACH	Outdoor Grill or Mat	\$200 EACH
Stabilizing Manual Jack	\$75 EACH	Outdoor Table	\$75

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 10%.**

Renter Signature

Date

Renter Printed Name

Renter Initials: _____

Acknowledgment

AWNING:

I understand that the campers are designed to properly operate by being plugged into 30 amp or 50 amp service or ran by the onboard generator if a drivable RV. I understand and will investigate on my end to make sure I have a campsite or generator that can properly handle powering the camper. I agree not to use a 120 volt adapter when trying to run AC. I also understand the onboard 12 volt battery in the travel trailer is meant to power the CO2 detector and will not be a sufficient power source for use while camping.

CHECK IN/CHECK OUT :

I understand If earlier start times and later end times are available, we will make sure you get to take advantage of this extra time. The final details will be worked out a couple days prior to your reservation start date. STATE PARK DELIVERY AND PICKUP TIMES MAY VARY AS WELL. MANY DO NOT ALLOW US TO DELIVER UNTIL 3PM. THE TYPICAL DELIVERY TIME WILL BE BETWEEN 3-7PM. OUR TYPICAL PICK UP TIME IS 11:00AM.

TIRE DAMAGE:

I understand that if towing a camper or driving an RV that any tire damage during a rental is my responsibility. I understand tire must be repaired by a certified tire shop with the same tire brand. (still initial if having camper delivered)

FESTIVAL & COMPARABLE CAMPER CLAUSES:

I understand the comparable camper and festival/gatherings outlined in the rental terms and conditions.

DEPARTURE/ARRIVAL FORM:

I understand that I need to complete the Departure/Arrival forms. I understand that if I do not complete the forms I could be held liable for damage/issues not caused by me since I didn't log them.

COLD WEATHER USAGE:

I understand during season when temperatures reach freezing renter will use a certified RV tech to de-winterize and winterize the RV as needed while in their possession during a rental. I understand that the RV/travel trailer may be winterized when I take possession and as a result, I will not be able to use the water until I reach a warm location.

ALTITUDE OVER 2,000 FEET:

I understand that the efficiency of propane fueled appliances MAY decrease in altitudes above 2,000 feet. In most RVs this includes the hot water heater, furnace, and fridge.

THINGS HAPPEN:

I understand the "Things happen and we try to help" clause terms outlined in the rental terms and conditions. *Only Applies If Renting Drivable RV – Does not apply to travel trailers:*

I have read and understand heavy use fee, and that mileage fees can be taken from my deposit or charged separately as well as the COLD weather use clause.

RETURNING YOUR RENTAL:

I understand that the rental must return in the condition it was picked up or additional cleaning fees may apply. The initial prep fee includes a 30 minute disinfectant cleaning of the interior. If extra cleaning is needed a \$99 charge +\$50 per hour fee will apply.

I agree to the [terms and conditions](#) and [cancellation policy](#).

Renter Initials: _____

Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks 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/delivery orientation and training regarding the proper dumping of these tanks to accommodate the walkthrough that is done at pick up/delivery. There are also either step by step instructions in our renters handbook inside the trailer and/or videos and written instruction on our digital guidebook that you were given access to when your reservation was created. 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, text or email us with questions for waste tank dumping or other issue while you are renting the travel trailer.)

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**.

When you return the RV, the tank levels will be checked during our inspection and if the tank levels on the control panel do not read **EMPTY**, you will be charged a \$150 dump fee, **NO EXCEPTIONS**.

Please ensure tanks have been emptied and flushed, if necessary, and tank levels on the control panel read **EMPTY** prior to returning. Once the RV has been unhitched you will not be permitted to leave again with the RV.

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 10%.**

Renter Signature

Date

Renter Printed Name

Renter Initials: _____