

# Rental Agreement

This agreement constitutes a contract between the person(s) named on the contract and

Joshua Branch

RENTER NAME:\_\_\_\_\_

RENTER ADDRESS (Include City, State, Zip):\_\_\_\_\_

RENTER HOME PHONE:\_\_\_\_\_

RESERVED DATES:\_\_\_\_\_ RETURN DATES:\_\_\_\_\_

NUMBER OF ADULTS:\_\_\_\_\_; CHILDREN\_\_\_\_\_

**Joshua Branch Rental and Renter agree as follows:**

**1.RV SLEEPING CAPACITY:**

sleeps 5

You certify that you agree to and understand the limitations placed on the number of persons permitted to occupy the Rental, and unless prior written approval has been granted by Joshua Branch, you agree to abide by such limitations. Above Renter is at least 25 years of age and will be an occupant of the unit during the entire reserved period.

**2. PICKING UP YOUR RENTAL:** Renter will need at least 45 minutes to check-out on the first day of the reservation. This allows a full orientation of all aspects of the unit you have selected. Pick-Up is based on scheduling and availability. Pick-Up times are scheduled on a first come first serve basis. We can not guarantee that your preferred time will be available. Earlier pickup times may be accommodated as a courtesy only. All pickups are scheduled and by appointment only. If appointment time is missed, the pick-up time can be reschedule for the next available opening.

**3. RETURNING YOUR RENTAL:** Rentals are due back by 2:00 p.m. on your scheduled day back. Late returns, without prior approval will result in additional night charge. Renters will need time to check the Rental back in, so please allow 30 minutes or longer. While we do a complete walk-through of the Rental upon return, we have a 2-day "post rental" detailed inspection that is completed to ensure there are no issues with the Rental following your time period. After we have completely checked in the Rental, we will mail (within 14 business days) your FULL deposit refund (*less any adjustments for damages, if applicable*). Late returns are accommodated as a courtesy only. Our goal is to make sure the next renter has a properly prepared and cleaned Rental. Lost rental income due to late returns will be the renters responsibility. If Renter chooses to allow Joshua Branch to clean and empty the black and gray holding tanks, a \$75 fee will be subtracted from the deposit. Due to the use of propane in all units for heat, stove and hot water needs, a \$10 flat fee will be added to unit rental price.

**4. PAYMENT POLICY:** A reservation/damage deposit of \$1000 is required to hold your reservation during a non-holiday week. Rentals during a holiday and event weeks require full payment at the time of reservation. Payments may be made by PayPal, MasterCard, Visa or Debit Card. No personal checks will be accepted at Check-In.

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**5. RENTAL INSURANCE:** Rental insurance must be on any unit at all times. Renter agrees to have insurance covered on rv for duration of trip

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**6.**The Security Deposit is provided as security against damage to the Rental, theft, late check-out and violation of any renter’s agreement contained in this Agreement. An inspection is done after each check-out for any damage done to real or personal property. The renter(s) shall be liable and solely responsible for any property damage, accident, injury to any person or loss sustained by any person or arising out of or in any way related to renter(s) use of the premises or the items of personal property provided by Joshua Branch hereby agrees to indemnify and hold Joshua Branch harmless from any and all claims, including those of third parties, arising out of or in any way related to renter(s) use of premises or items provided therein. Renter(s) assumes the risk of injury or other losses relating to any recreational activities and will hold Joshua Branch harmless with respect thereto. Renter(s) agrees to indemnify for any damages to the dwelling, grounds, furnishings, and household items. In the event that damage result from a renter(s) occupancy, Joshua Branch is authorized to utilize the credit card on file or the cash security deposit to cover said damages or additional cleaning costs, including the charging or billing of any additional amounts that exceed the deposit held. Advanced RV Rental is not responsible for articles left on premises. There will be a \$10.00 charge in addition to shipping charges for handling the return of any articles found by housekeeping. Lost & Found will be held for 30 Days. After such time all items will be donated to charity.

**7. CLEANING:** Each property will be inspected, sanitized and cleaned after your departure. We ask that the unit be returned in the same general condition that you received it. If a significant cleaning is required, appropriate charges will be deducted from your deposit. Please be sure to empty the holding tanks before the unit is brought back. If Renter would rather not empty, Joshua Branch will empty for the Renter at an additional \$75 charge.

**8. NO PETS OR SMOKING ARE ALLOWED:** Since many people have allergies and it is difficult to remove the odors and allergens associated with both pets and smoke, we must STRICTLY ENFORCE this policy. If evidence of pets on site or evidence of smoking inside the Renal is found, Joshua Branch reserves the right to charge \$250.00 to treat the property for fleas and/or allergens. In addition, any damage caused by pets or smoking materials will be charged to renters damage deposit or credit card on file.

**9. WHAT WE SUPPLY:** Included in your reservation, Joshua Branch supplies the Rental with clean sheets and all your kitchen/bathroom item needs. EACH ITEM TAKEN FROM THE UNIT WILL RESULT IN A CHARGE OF \$20 EACH TO YOUR CREDIT CARD. Since we provide the normal amount of toilet paper, paper towels, sheets, bath towels, dishes and other items to get you started, it may be necessary that you would need to bring additional items for your personal use during your visit.

**10. RENTERS LIABILITY:** Renter agrees to accept liability for any damages caused to the Rental by renter or renters guests, including, but not limited to, damage to the Rental in any way or damage to any appliances and/or equipment furnished. If damages are in excess of the security deposit being held, renter agrees to reimburse Joshua Branch for costs incurred to repair/replace damaged items.

**12. HOLD HARMLESS:** Joshua Branch does not assume any liability for loss, damage or injury to persons and/or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Joshua Branch accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our/its control.

**13. AWNING:** Due to the weather changing in a matter of seconds, the awning can be used at the renters risk. The renter is liable for any and all damages caused to and by the awning. awning must be retracted if fire is around to avoid holes

**14. ADDITIONAL TERMS AND CONDITIONS:** The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Joshua Branch, from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Joshua Branch free and harmless of any claim or suit arising therein. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs. If guest violates any conditions of this agreement

**REMEMBER THAT YOU ARE RENTING OUR PRIVATE RENTALS.**

**PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.**

RENTER PRINTED NAME\_\_\_\_\_

RENTER SIGNATURE\_\_\_\_\_DATE\_\_\_\_\_

RENTER PRINTED NAME\_\_\_\_\_

RENTER SIGNATURE\_\_\_\_\_DATE\_\_\_\_\_

RENTER PRINTED NAME\_\_\_\_\_

RENTER SIGNATURE\_\_\_\_\_DATE\_\_\_\_\_