



127 Mill Road
Hawley, PA 18428
(570) 228-8004
KimsCozyCampers@gmail.com
www.KimsCozyCampers.com

RV RENTAL AGREEMENT

Name:	Address:		Start Date:	
Phone:			Return Date:	
Email:	Guests:	Children:	Pets:	Adults:

1. Travel Trailer

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 Kim's Cozy Campers, LLC, 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. **RENTAL DELIVERY/SET UP:** Delivery Time: 3:00 PM - Fee is \$250.00 & Up - allowed within 60 miles and includes full set-up of awning, water/electric/sewer/cable hook-up, slide outs, interior, instruction manual, tear down and pick-up. Operational walkthrough and hands on instruction of stove, oven, beds, water pump (if needed), water heater, heat and A/C will be given.
3. **RENTAL TEAR DOWN/PICK UP:** Rentals pick up is 11:00 AM on your scheduled departure date. Late returns without approval will result in an additional fee from security deposit. A complete walk-through of your rental upon return, we have up to 7 days post rental to prepare a detailed inspection that is completed to ensure no issues with the rental. We will then release the security deposit hold (less any damages, if applicable).
4. **PAYMENT POLICY:** A reservation deposit of 50% of the total booking is required to hold your reservation. Rentals require full payment at the time of the reservation. Payment can be made by Venmo (@KimsCozyCampers – Last 4 Digits 8004), PayPal (KimsCozyCampers@gmail.com), Checks made payable to Kim's Cozy Campers, Money order, cash, or credit card.
5. **CANCELLATION POLICY:** You must cancel 2 weeks prior to your stay to receive a full refund. Cancellations that occur before 48 of your rental receive a 50% refund, Cancellations that occur within 48 hours of rental will not receive a refund. No refunds will be given for cancellation or interruption that occurs due to inclement weather.
6. **SMOKING POLICY:** Smoking/Vaping is not allowed inside the rental, outside under the awning or on the roof of the rental. We STRONGLY enforce this policy. **Evidence of smoking found inside the rental, will result in forfeiture of security deposit.**
7. **PET POLICY:** Pets are allowed in the rental for an additional fee. MAX of (2) pets unless prior authorization is given. The fee is \$25/Night per pet. If you have 2 pets for 3 nights, it is \$50 x 3=\$150. Capped at \$150.00 Per Pet for the entire length of the rental. **Evidence of non-approved pets will result is forfeiture of your security deposit.**
8. **BLACK & GREY HOLDING TANK POLICY:** Black Tank is the toilet waste. Grey tank is the sink and shower water waste. In the event of no sewer hook-up a Dump Fee is assessed to clean and sanitize tanks. Renter authorizes Kim's Cozy Campers, LLC to utilize the security deposit in the event Dump Fee was not prepaid. **ABSOLUTELY NOTHING BUT RV SUPPLIED TOILET PAPER AND WASTE FLUSHED DOWN THE TOILET.** **Failure to abide by will result in forfeiture of security deposit.**

Initials _____

9. **CLEANING:** A one-time Prep/sanitize fee is applied to every rental. Each rental will be inspected, sanitized, and cleaned after your departure. We ask that the rental is returned in the same general condition that you received it. However, if a significant amount of cleaning is required, an additional cleaning charge will be deducted from your deposit at the rate of \$50.00 an hour.
10. **WHAT WE SUPPLY:** Included in your reservation, Kim's Cozy Campers LLC supplies the rental with Keurig coffee station with coffee, tea, hot cocoa, sugar, creamer, all dinnerware, cookware, kitchenware (plates, regular and coffee cups, bowls, utensils, pots and pans, knives, spatulas, peelers, slicers, scissors, etc.), toaster, ice cube trays, salt, pepper, towels, wash cloths, hand towels, sheets, pillows, extra blankets, dish soaps, hand soaps, paper towels, garbage bags, tin foil, special rv toilet paper, toilet deodorizers, Smart TV, indoor coloring/crafts/games, outdoor games, camping chairs, portable fans, flashlights, cleaning supplies, first aid kit, 6 Foot table, outdoor grill with 1 lb. propane tank, lights around awning, outdoor mat, use of (1) 20-30 Lb. propane tank, septic hoses and connectors, water hose, regulator and filter, cable connectors, leveling blocks, concrete blocks, wheel chucks, etc. **OPTIONAL** extension cords/adapters, generator with fuel, etc. Take notice of "Convenience items" clearly marked with price inside camper. ANY item permanently removed from the rental will result in a charge of \$20 & Up to your credit card, **EXCEPT** Kim's Cozy Campers, LLC promotional items (pens, koozies, shirts, etc.)
11. **AWNING USE:** Due to the weather changing in a matter of seconds, the awning can be used at the renter's risk. The renter(s) is liable for any and all damages caused to and by the awning.
12. **GENERATOR RENTAL:** Kim's Cozy Campers will supply a generator for any rental for an additional fee, if needed. The fee is \$25 & UP per night for the generator, (2) filled gas cans for \$60 & UP, and 40 Lb. propane tank for \$40 & Up. If generator is added to rental, Renter(s) assumes any liability, loss or damage to generator unit and will be responsible for the cost of the generator unit given and loss or damage. Kim's Cozy Campers LLC does not assume any liability, loss or damage to generator unit. Security Deposit will increase with Generator Rental.
13. **SECURITY DEPOSIT:** The security deposit, held by credit card, is provided as security against damage to the rental, theft, late check out, and violations of any renter's agreement contained in this Agreement. If the rental is returned without said damages, the FULL AMOUNT will be returned to renter within 7 business days. An inspection is done after each departure 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 Kim's Cozy Campers, LLC. Renter(s) hereby agree to indemnify and hold Kim's Cozy Campers, LLC 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 Kim's Cozy Campers, LLC harmless with respect thereto. Renter(s) agrees to indemnify Kim's Cozy Campers, LLC for any damages to the dwelling, grounds, furnishings, and household items. In the event that damage result from a renter(s) occupancy, Kim's Cozy Campers, LLC is authorized to utilize the credit card on file to cover said damages or additional cleaning costs, including the charging of any additional amounts that exceed the deposit held. Kim's Cozy Campers, LLC is not responsible for articles left on the premises. There will be a \$10.00 charge in addition to any 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.
14. **RENTERS LIABILITY:** Renter(s) 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 damages to any appliances and/or equipment furnished. If damages are in excess of the security deposit being held, credit card on file will be charged by Kim's Cozy Campers LLC for costs incurred to repair/replace damaged items.

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15. **HOLD HARMLESS:** Kim's Cozy Campers LLC 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 Kim's Cozy Campers LLC accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our/its control.
16. **ADDITIONAL TERMS AND CONDITIONS:** The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Kim's Cozy Campers LLC, 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 Kim's Cozy Campers LLC 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 any violations of this agreement occur by any interested party, Kim's Cozy Campers LLC may terminate this agreement and enter premises. Upon notice of termination of this agreement, Renter(s) shall vacate the premises immediately. In the event Kim's Cozy Campers LLC has to resort in legal process to enforce rights under this Agreement, Renter(s) shall be responsible for reasonable attorney fees and costs. Renter(s) agrees this contract is entered into in Pike County, Pennsylvania, and consents to the personal jurisdiction of any proper court located therein.

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

This Agreement constitutes the entire agreement between the undersigned and Kim's Cozy Campers, LLC. regarding the rental of the Trailer 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.

RENTER PRINTED NAME _____

RENTER SIGNATURE _____ **DATE** _____