

## SUPPLEMENTAL RENTAL AGREEMENT

Montes De Oca Management LLC

2022 Forest River Sunseeker LE

This Supplemental Rental Agreement (SRA), along with the RV SHARE/Outdoorsy/RVeasy RV Rental Agreement, RV SHARE/Outdoorsy/RVeasy Terms of Service and Policies, which are incorporated herein by reference, is made by and between the persons listed in the booking details page of your RV SHARE/Outdoorsy/RVeasy account, namely the Renter and the RV Rental Owner ("Dealer" or "Owner") for the rented vehicle (the "Rental"). Renter and Owner are referred to collectively herein as the "Parties". The terms and conditions of this Agreement shall survive the end of the rental period and remain in full force and effect. Where Renter has released and/or indemnified Owner, it has also released and/or indemnified Owner's officers, directors, employees, agents, affiliates, and the vehicle's owner of record. By entering into a confirmed booking, Renter and Owner acknowledge that they read the terms of this Agreement and agree to such terms before being asked to exchange possession of the Rental. Additionally, Renter permits RV SHARE/Outdoorsy/RVeasy to process a charge to the card listed on file for all rental and claim related charges due under this Agreement. The Parties have read and agree to the terms and conditions of this Rental Agreement and thereby give their consent to the Agreement and acknowledge that by completing a booking that Renter is the designated primary driver and will take full responsibility for any damage or incidents occurring during the rental period. Renter understands and acknowledges that if Renter purchased an RV SHARE/Outdoorsy/RVeasy protection package only verified drivers are allowed to drive or operate the rental vehicle.

1. 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.
2. Fee for Late Returns: If you are late returning the unit after the agreed upon time, there is a \$25.00 per hour late fee that will be held from deposit. You will also be responsible for the cost of any canceled rentals due to your late return.
3. All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit. NO EXCEPTIONS. Proof of Drivers License will be validated at pickup.
4. NO SMOKING: Smoking (including cigarettes, cigars, pipes, drugs, e-cigs, vaping, etc.) in the unit forfeits your entire security deposit.
5. NO DRUGS: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Travel trailers returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.
6. Odors / Cooking: We do not allow anything that can create a strong smell while using the camper. Cooking in the camper that is difficult to remove, such as frying fish or cooking with heavy spices such as curry or strong gumbo. If there are Odors or cooking odors upon return a cleaning fee deducted from your deposit of \$100.00 An optional outdoor grill is available as an add-on for the unit.
7. Travel Restrictions: Camper is NOT allowed to travel outside the United States. No Travel to Mexico, Canada, New York City, Apache Trail in Arizona. 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. Failure to comply with this rule can result in forfeiture of all security deposits. Travel Trailer is equipped with a GPS Tracker.

1 Renter's Initials \_\_\_\_\_

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8. Toll Roads, Red Light Cameras, parking tickets, etc.: Parking Tickets, Mailed Violations, and Toll invoices I charge a \$75 fee for each invoice I 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. Note: Most toll agencies are good to work with and will help you out if a mistake and call them right away.
9. Awnings: We discourage the usage of the exterior awning. This is for your protection because they are at a minimum of \$1500 - 5,000 to replace. They can be damaged very easily due to weather (Wind/Rain, Pooling Water, etc.) or accidental misuse. Awnings ARE NOT COVERED by insurance. Damage to awnings, including damage while driving (tree, toll road, etc.) are 100% your responsibility and can/will exceed your security/damage deposit amount and you will be responsible for any charges not covered by the damage deposit.
10. Generators: Generators are permitted for running the electrical elements of the trailer. They are not "constant run" generators and are not designed or allowed to be used as primary power while you are camping by running them constantly for extended periods of time. If you desire air conditioning, you need to use a campsite with RV electrical available to plug into. Generators are use at your own risk. If any damages occur to the camper as a result of using the generator, you are responsible for all charges to fix or replace damaged items.
11. Pet are welcome up to 2 pets and will be charged a \$25.00/fee per pet. Renters are responsible for letting the owners know that you will be traveling with your pets to avoid any incidental charges at the end of your trip. If pets are in the camper without the knowledge of the owners prior to picking up the camper, renters will be charged the pet fee, plus an additional \$50 Fee. Renters are responsible for any damages to fix or replace the damage created inside or outside of the unit by their pet during their rental. Pets can not be left in the camper unattended.
12. 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.
13. Training: When you pick up the camper, we will complete a pre-rental orientation of the unit that will take about 30 minutes to an hour depending on any prior experience you have with a travel trailer. Picking up a motor home is not like picking up a rental car so please plan at least an hour for this when you make your plans. A driving lesson/ride along is required with owner and renter.
14. Cleaning: The camper must be returned the interior wiped down with provided cleaning products and empty tanks. "Clean" means as you received it & ready for another rental (Minus disinfecting that owner will do upon return). If the camper is "Trashed" meaning it takes longer than an hour to clean, you will be charged an additional \$75.00 per hour needed to clean camper.
15. Damage/Minor Repairs: Any damages need to be reported to owners immediately throughout your trip by text, email or through booking reservation chat. If the potential repair is minor, you may make the repair after consulting me and getting approval. 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

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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.

16. Tires & Wheels/Rims- The customer is responsible for damage done to tires caused by road hazards, such as rocks in the road, nails or screws picked up while driving, hitting a curb or using the travel trailer on unpaved roadways. Please use the spare tire first. If you need more than 1 tire and need to buy a replacement tire, be sure to get one of the same size and same make as those already on the vehicle. Any substitution should only be made in extreme emergencies, when no other tire is available. Owners must be notified of any tire issues immediately by text or booking reservation chat. Any tires that need to be replaced will be charge the parts and labor from the deposit.
17. 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 of \$100/hour for the actual amount of time owners spend to get the clogged waste removed. If you don't want to flush the tanks you can select the Black & Grey dump fee of \$100.
18. Rental Period: The rental period is every day you have the unit in your possession from pick up to drop off. The unit is due back by agreed upon time between owner & renter before or at pickup. For example, you pick up the unit Friday at 1 pm, and return the unit Monday by 10 am, you are charged for 3 days (Fri, Sat, Sun). See #2 for Late Fee's.
19. Keys: You are given 1 set of 3 keys to all locks on the camper (Both Doors & all Outside compartments. If the keys are lost/not returned with the unit at drop off, we will withhold the actual replacement cost of the keys from an RV Dealer plus a \$20 administrative Fee.
20. Camper Supplies: List of current included supplies is gone over on a separate checklist and signed off by renter and owner. If any item is missing or damaged beyond normal wear and tear you will be charged the full replacement cost from the deposit.
21. Lost or Stolen Property: Renters are responsible for anything lost or stolen from the camper. Renters are expected to put all supplies (Camping Chairs, Grills, bikes, etc.) away and out of sight & lock all doors, windows & outside compartments when not using or by the camper.
22. Bikes, wagons, or any other large outside toys are prohibited from being stored inside the living area of the camper at all. Not even to travel to your destination. This results in damage to the inside of the camper. If damages occur, renter is responsible for the cost of the repairs (Parts and Labor).
23. RV Toilet Paper, Toilet treatments (Tabs or liquid) is supplied for your trip. If you run out while on your trip, you are responsible to purchase and continue to use RV Toilet paper and Toilet treatments. Owners will not reimburse you for this expense if incurred during your rental period.
24. All beds have waterproof mattress pads on them & are supplied for the couch and dinette table when they are broken down into sleeping beds. Mattress pads must be used at all times to avoid any accidents which could ruin the actual mattresses, cushions & couch. Renter is responsible for any damages to the mattresses, cushions and couch.
25. Bed Linens (Sheets & Blankets) and Bath Towels & Kitchen towels are included with the unit. If any are missing, damaged or stained you will be charged the full replacement cost of the item. Note Sheets will be charged for a whole set (Fitted/Flat/Pillowcase) if needs to be replaced.
26. Manual is an appendix to all other damage/missing not listed here in SRA.

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A copy of the most current manual is kept in the camper in 3 ring binder and is available upon request from renter at any time.

By signing below, you acknowledge that you have been given an opportunity to read this Rental Contract in its entirety, including the Terms and Conditions before being asked to sign. Your signature authorizes us to process payment from you for all charges due under this Contract, including later payment of any traffic, toll or parking violations assessed against the Vehicle.

**Renter(s)' Signature:** \_\_\_\_\_

**Manager(s)'/Owner(s)' Signature:** \_\_\_\_\_

**Renter(s)' Name:** \_\_\_\_\_

**Manager(s)'/Owner(s)' Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

Revised: 2023-25-06

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