

## SUPPLEMENTAL RENTAL AGREEMENT

Renter's Full Name:

Renter's Phone:

Driver's License Number & Expiration:

Rental Location & Site Number:

Rental Period:

Owner/Manager's Full Name:

Owner/Manager's Phone:

Vehicle Year/Make/Model:

Vehicle VIN:

### DEFINITIONS:

"Agreement" means all terms and conditions found in this form, addendums, and any additional materials we provide at the time of Rental.

"You" or "Your" means the person identified as the Renter on this form, any person signing the Agreement. All persons referred to as "you" or "your" are jointly and separately bound by this Contract.

"We," "Our," "Us," or "My" means the private owner(s) and property manager(s) renting the Vehicle to You, the Renter.

"Platform" means the Rental Platform such as RV Share and/or Outdoorsy that may have been used by the Private Owner(s) and Manager(s) as an intermediary.

"Vehicle," "Camper," "Travel Trailer," or "Unit" means the recreational vehicle identified in this Contract.

This Supplemental Rental Agreement (SRA), along with the RV SHARE and/or OUTDOORSY RV Rental Agreement, 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 and/or OUTDOORSY 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 and/or OUTDOORSY 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 the Renter is responsible to purchase an RV SHARE and/or OUTDOORSY protection package, even if not driving or towing the unit in which was rented.

**Initials** \_\_\_\_\_ Rental, Indemnity, and Warranties: This is a contract for the temporary use of the Travel Trailer at the Rental Location, both noted above. This contract does not provide you or any other party with the right to tow or otherwise move the Trailer from the Rental Location. Unauthorized Movement of the Trailer will result in, at a minimum, the loss of the Security Deposit and, potentially, legal action. We may repossess the Trailer at your expense without notice to you if the Trailer is abandoned or used in violation of applicable laws or this Agreement.

1. No Refunds for Early Departure: If you return early, we do not refund the days you will not use.
2. Fee for Late Departure: If you are late departing the unit after the agreed upon time (9am), 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. Campground Reservations: We are not responsible for campground reservations. 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. Renters are required to book a site that can accommodate at least 37 feet, with full hookups (electrical, water & sewer). Proof of reservation is required.
4. Campground Delivery: It is the renter's responsibility to make sure that the camper is allowed to be delivered to the campground before you make the reservation. We do require access prior to your arrival so that we can have most of everything set up before your walk-through. The Renter is responsible to cover the cost of the entry fee if the campground requires one for us to enter. If, for any reasons, the camper is not allowed to be delivered to the campground on the day of the delivery, there will be no refund for your rental. We will not be responsible for any loss that brings to you.
5. Check-In Times: Check-In Times are subject to change and are at the discretion of the Owner and their agents, as well as, dependent on the Campground Rental Check-In Times. Please allow us a minimum of 45 minutes to set up prior to our agreed upon arrival, so that we can fully setup without any interruptions. **You are Required to be onsite within 15 minutes of the agreed**

upon arrival to complete the Walk-Through of the Camper. Late Check-Ins are subject to a \$75/hour fee.

6. Camper Walk-Through: When you rent the camper, we will complete a MANDATORY walk-through with you of the unit that will take about 30 minutes to an hour depending on any prior experience you have with a travel trailer. Renting a camper is not like staying in a hotel, so please plan at least 60 minutes for this walk-through. Renter takes on ALL LIABILITIES if it is Agreed to, prior to booking, that they need not be present for the MANDATORY Walk-Through. This goes for seasoned Renters as well.
7. Rental Age: Renters must be at least 25 years old and are required to be listed on the contract when reserving the unit. NO EXCEPTIONS.
8. NO SMOKING: Smoking (including cigarettes, cigars, pipes, drugs, e-cigs, etc.) in the unit forfeits your entire security deposit.
9. 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.
10. NO DRY CAMPING: We do not allow dry camping. Hook ups to electricity (50 amp), water and sewer must be available during your rental. Short term boondocking must be approved by us beforehand. Dry camping/boondocking without owner's approval will forfeit your entire security deposit.
11. Awning: We discourage the usage of the exterior awning. This is for your protection because they are at a minimum of \$4,000 to replace. They can be damaged very easily due to weather or accidental misuse. Awnings ARE NOT COVERED by insurance and damage to awnings 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. If you must use the awning, please do not use it under bad weather and do not leave it out overnight or unattended.
12. Pets: Up to 2 dogs (NO CATS) are welcomed and will be charged a onetime fee of \$75 for the 1<sup>st</sup> Dog and \$50 for the 2<sup>nd</sup> dog. 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.
13. Generators: If you choose to bring your own generator this rule applies. 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.
14. Rooftop Usage: WE DO NOT allow rooftop access or usage during your Rental. Any evidence of rooftop usage (shoe prints, trash, sagging areas, etc) will result in a complete loss of your entire security deposit. In the event that the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair.

15. Cleaning: The camper must be returned in the same condition as when we rent it out to you and linens must be pulled and placed in the Master. The unit cannot be “trashed” or so dirty that it is beyond what is reasonable for a vacation. Excessive mess will incur an additional cleaning fee of \$250.
16. Propane: 1st tank is included. Any additional Propane will be at renter’s expense.
17. Damage/Minor Repairs: Any damages need to be reported to owners immediately throughout your trip by phone/text at 843-855-6577. If the potential repair is minor, you may make the repair AFTER consulting me and getting approval. DO NOT repair anything until you have 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, ice chest, etc.) the item you purchased, and the receipt must be surrendered upon return if you want reimbursement. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.
18. Non-Essential Appliances: The A/C, awning, radio, microwave, refrigerator, television, electric jacks, etc. are non-essential and are considered convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. For assistance, you are advised to call the emergency contact, Sarah Williams at 843-855-6577.
19. Renter Damage: If the camper and/or the contents inside the camper, that were present at the time of drop off (I.E: couches/chairs, bedding/beds, counters, walls, televisions, kitchen appliances and items stocked in the kitchen, living areas, bathrooms) are damaged during your rental period, you are responsible to pay all damage 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 at 843-855-6577. The Rental Platform policy usually does not cover interior damage or repairs. The cost to replace and/or repair will be charged to the Renter, via cash upon departure or taken out of your security deposit. In the event there is damage above the amount of the Security Deposit, you agree to pay the owner any monies due prior to departure.
20. 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 fee of \$75/hr. for the actual amount of time the owners spend to get the clogged waste removed. If you don’t want to flush the tanks you can pay the dump fee of \$150.
21. Keys: You are given 1 set of keys to all locks on the camper (Entry Door & all Outside compartments). If the keys are lost/not returned with the unit at pick-up, we will withhold \$50. In the event a lockout occurs, you agree to pay \$0.75/mile, round trip, for owner to drive and unlock trailer for you, on top of the \$50 lost key fee. If owner is en route and missing keys are found, you will only need to pay for mileage up to that point. If Locked Out and the Owner determines that 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 the Owner before work is done.
22. Camper Supplies: The camper is fully stocked with kitchen essentials. If any item is missing or damaged beyond normal wear and tear you will be charged the full replacement cost from the deposit.

23. Bikes, wagons, or any other large outside toys are prohibited from being stored inside the living area of the camper at all. 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).
24. Beds: All beds and supplied bed pillows have waterproof covers on them and must be used at all times to avoid any accidents which could ruin the actual mattresses and pillows. Renter is responsible for any damages to the mattresses and pillows.
25. Linens: Fitted Sheets & Blankets are provided for the bunk beds & Queen Masters. Additional blankets are in storage for the pull-outs and convertible dinettes. Renters are required to bring any additional pillows and/or linens needed. There are 4 Bath Towels, 2 Hand/Face and 4 Wash Cloths in the Bathroom. There are also 2 Kitchen Towels. 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. Security Deposit: We have 72 hours from the end of your rental, and our pick-up of the unit, to inspect it for damage not noticed at pick-up. You have 24 hours from the time we submit the final departure forms to dispute any damages or other charges. Your security deposit will be fully refunded if there is no damage or issues requiring funds from the deposit. RV Share and/or Outdoorsy initially hold the deposit and are responsible for returning the deposit.
27. Camper Departure: When camper is departed, you agree that it will be free from damages, cleaned, and tanks emptied BEFORE you depart. A preliminary walk-through will be completed and a precursory Return Form will be provided. Photos will also be taken by the Owner for reporting to rental platform and/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.
28. Personal Property: You release Sarah Williams and her 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 camper, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.
29. Personal Injury: You release Sarah Williams and her 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 camper, our negligence, or was otherwise our responsibility.
30. 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.
31. 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.
32. 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.
33. Modifications: No term of this Agreement can be waived or modified except by a writing that we have signed.
34. Insurance: Renter understands and acknowledges that the Renter is responsible to purchase an RV SHARE and/or OUTDOORSY protection package, even if not driving or towing the unit in which was rented.

- 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. Rental Platforms: The Rental Agreements and/or contracts signed as required by the Platform (RV Share and/or Outdoorsy) are also in effect during the entire rental period.
- 37. Entire Agreement: This Agreement constitutes the entire agreement between the parties regarding the rental of the camper, 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 \_\_\_\_\_

Renter Address \_\_\_\_\_

Owner Signature and Date \_\_\_\_\_

Owner Printed Name \_\_\_\_\_

#### FEEES 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.

DUMP \$150 CHARGE WILL BE ASSESSED IF BLACK OR GREY TANKS ARE NOT EMPTIED PRIOR TO RETURN.

KEY REPLACEMENT \$50 CHARGE WILL BE ASSESSED IF ALL KEYS ARE NOT RETURNED.

SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD & \$125 TO REPLACE THE SURGE PROTECTOR

SEWER HOSE REPLACEMENT \$100 TO REPLACE LOST OR MISPLACED SEWER HOSE AND/OR ADAPTERS, \$50 TO REPLACE SEWER HOSE SUPPORT.

TRAILER COUPLER LOCK, \$50 TO REPLACE.

WATER HOSE AND/OR REGULATOR, \$75 TO REPLACE.

LEVELING BLOCKS AND/OR WHEEL CHOCKS, \$5 EACH TO REPLACE.

CLEANING... MINIMUM PREP FEE OF \$150 IS PAID AT THE TIME OF BOOKING, WHICH INCLUDES STANDARD CLEANING & SANITIZING NEEDED FOR THE NEXT RENTAL. THERE WILL BE AN ADDITIONAL \$250 FEE FOR ANY EXTRA CLEANING REQUIRED AFTER RETURN. THE CAMPER SHOULD BE RETURNED IN THE SAME CONDITION AS IT WAS AT DROP OFF.

SMOKING IS STRICTLY PROHIBITED. SMOKING IN THIS UNIT WILL BE CAUSE FOR FORFEITURE OF ALL SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.

DOGS AUTHORIZED IN WRITING AT TIME OF BOOKING OR OTHERWISE ARRANGED ARE WELCOME IN OUR CAMPER. WE CHARGE \$75 FOR THE 1<sup>ST</sup> DOG AND \$50 FOR THE 2<sup>ND</sup> DOG. SHOULD ANY DAMAGE OCCUR BECAUSE OF YOUR PETS YOU ARE RESPONSIBLE INCLUDING, BUT NOT LIMITED TO, URINE OR WASTE STAINS, CLAW/SCRATCH/CHEW MARKS, DAMAGE TO FURNITURE, EXCESSIVE CLEANING FEE. A \$250 FEE WILL BE ASSESSED FOR EACH UNAUTHORIZED PET.

Renter Signature and Date \_\_\_\_\_

Renter Printed Name \_\_\_\_\_

Owner Signature and Date \_\_\_\_\_

Owner Printed Name \_\_\_\_\_

#### Waste Tanks Addendum

Most renters are not familiar with properly operating a camper'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 orientation and training regarding the proper dumping of these tanks to accommodate the walk though that is done at pick up. There are also step by step instructions in our welcome guide that is located inside the trailer. 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, flushable wipers, paper towels, etc., should be put into the black tank or a clog may result.

Do not shove anything down the drains, or up the tanks, without consulting with us. This could cause damage and will result in fees as outlined in the Renter Damages portion of this Agreement.

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 depart the camper, 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.

Renter Signature and Date \_\_\_\_\_

Renter Printed Name \_\_\_\_\_

Owner Signature and Date \_\_\_\_\_

Owner Printed Name \_\_\_\_\_