

## Supplemental Rules and Rental Agreement

This agreement between owners, Debra and David Davis, and renter \_\_\_\_\_, supplements the primary rental contract between the renter and Outdoorsy, Inc. By initialing each page and signing the document, the renter acknowledges and agrees with each of the provisions contained within it.

1. **Authorized Drivers:** Only pre-authorized and insured drivers may tow the trailer behind a pre-approved vehicle with proper towing equipment. All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit.
2. **Towing Equipment:** Your towing vehicle must be rated for 7000 lbs and be equipped with a weight distribution/anti sway bar, a 2 5/16 ball and a 7 pin electrical converter. You may rent these from us for \$50 per rental if needed. A refund will not be approved for inability of your vehicle to pull trailer. It is one of the easiest to pull trailers of its size.
3. **Training:** When you pick up the unit we will complete a pre-rental orientation of the unit that will take about 20 minutes to an hour depending on any prior experience you have with a travel trailer. Picking up a travel trailer is not like picking up a rental car so please plan time for this.
4. **Travel Restrictions:** The trailer is not allowed to travel outside of Texas unless pre-approved in the contract. No travel is allowed on non-paved roadways, trails, fields, beaches, etc. The only exception to this is a non-paved roadway within a licensed Campground/RV Park. The trailer is equipped with a GPS.
5. **“Boon docking” or Dry Camping:** Camping in remote areas without hook-ups is not allowed unless pre-approved.
6. **Destination:** Failure to accurately report your destination will result in forfeiture and total loss of your security deposit.
7. **Fee for Late Returns:** A \$20 per hour fee will be taken from the Security Deposit if you return the trailer after the drop off time-frame agreed upon.
8. **No Early Return Refunds:** 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.

9. **NO SMOKING:** Smoking or vaping (including cigars, pipes, marijuana, etc.) inside the trailer will forfeit the entire security deposit.
  
10. **Odors / Cooking:** We do not allow any indoor cooking or storage of food items that creates a strong odor in the trailer such as raw fish or cooking with heavy spices such as curry or strong gumbo. We also require that damp or wet items, or areas be dried quickly to prevent mildew, which can occur quickly in small spaces such as a camper.
  
11. **Toll Roads, Red Light Cameras, parking tickets,** etc. are the responsibility of the renter. All mailed violations, including toll invoices will be charged an additional \$50 administration fee for each citation received. The responsibility for any violations will then be transferred to you. If you want to use Toll Roads, you are free to pay at the plazas or bring your own toll tags.
  
12. **Awnings:** We discourage the usage of the exterior awning. This is for your protection as they are damaged very easily due to weather or accidental misuse and not covered by insurance. Damage to awnings, including damage while driving are the responsibility of the renter and would most likely exceed the security/damage deposit amount. The awning use is at the renters own risk. When winds are above 10 mph, awning use is not advised due to unpredictable gusts that can easily damage it. Awning use overnight, when you are sleeping or when you leave the RV, is also not advised. If the awning is damaged, renter must bring back all of the pieces and fabric. Awning availability is not guaranteed as damage from previous rentals and weather can take some time to repair.
  
13. **Pets:** You must have pre-approval from us before allowing a pet in the trailer. An extra cleaning fee of 100.00 may be applied if the trailer is returned with any pet hair, stain, fleas, etc. Many renters are allergic to pets so we must ensure that all pet hair, dander, etc. are removed. The pet fee is \$50 per pet for the entire rental period and will be added to the rental. Pets must be crated when left alone in trailer and may not be on furniture.
  
14. **Security Deposit:** Your security deposit is refunded by the company after the unit is checked in and there is no damage or issues requiring funds from the deposit. All items on the checklist must be completed. If damages exceed the security deposit, or is not covered by insurance, renter is responsible for paying them. It is highly encouraged for renters to choose the coverage option that pays for interior damage.

15. **Cleaning:** Unless you select to add cleaning with your reservation, the coach must be returned with a clean interior and empty tanks. "Clean" means as you received it & ready for another rental. If you pay for cleaning, the trailer does not have to be returned clean, however it cannot be filled with trash or dirty beyond what is reasonable for a vacation. If you elect to add the cleaning, it is a \$100 add on fee. If you do not pay the cleaning fee in advance, any necessary cleaning, beyond sterilization will be deducted from the deposit.
16. **Damage/Minor Repairs:** If the trailer and/or the contents in the trailer 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 Debra or David immediately at 469-537-3160. Any damages need to be reported to us immediately. If the potential repair is minor, you may make the repair after consulting us, or have it deducted from security deposit.
17. **Appliances:** The awning, radio, microwave, refrigerator, television, jacks, outdoor kitchen, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you.
18. **Loss of Use:** If a malfunction occurs in an essential system (plumbing, electrical, HVAC) you may return the trailer without paying for the days lost unless it was caused by misuse or failure to follow instructions.
19. **Black Water Holding Tank:** The black water tank must be emptied and flushed prior to return & valve left in the OPEN position. When you return the unit we will close the valve which is our way of making sure the tank is empty. Placing anything other than human waste or RV toilet paper (supplied) in the toilets will result in a deduction from the security deposit. If you do not wish to empty and flush the tanks, you can select to pay the dump fee add-on of \$100. If you do not elect to pay the fee in advance, dumping will be deducted from the deposit.
20. **Personal Property:** You release the owners and their agents from all claims for loss of, or damage to, your personal property or that of any other person left or carried in or on the trailer.
21. **Personal Injury:** You release the owners and their 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 during your rental period.
22. **Extra fees:** If you did not elect extra fees at the time of booking, such as the cleaning fee, flushing fee, and etc., you can elect to have them deducted from your deposit.

23. **Contingencies:** Our ability to provide the rental unit you reserved is contingent upon the previous customer returning the unit on time and undamaged. If a unit is not returned, damaged, or otherwise not road worthy when returned from a prior rental and there is no time to repair the unit before your rental you will receive a full refund of your deposit.
24. **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.
25. **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
26. **Attorneys' Fee:** 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.
27. **Modification:** No term of this Agreement can be waived or modified except by a writing that we have signed.
28. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties 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.

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 and Phone Number \_\_\_\_\_

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