



effortless camping adventures
Sunny RV Escapes
getaway@sunnyrvescapes.com

Supplemental Rental and Rules Agreement

This outlines significant details about the expectations during your rental period to prevent confusion or misunderstanding about the contract. The RV is our home away from home and we expect that you will respect it as a welcome patron.

1) RENTAL DATE & TIME

The Agreed Rental Period is: _____ at ____:____ until _____ at ____:____.

2) RENTAL PERIOD EXTENSION

If, for any reason, your rental period is extended beyond the original rental period dates noted here, you agree that this document will also extend, be valid, and enforceable for the entirety of your extended rental period.

3) ORIENTATION

When you pick up the RV, we will complete a pre-rental introduction to and training for using the RV. We will complete a thorough and complete walkthrough, so please plan 45-60 minutes depending on prior experience you may have with using an RV.

All drivers must be at least 25 years old and must be listed on the contract when you pick up the RV. NO EXCEPTIONS.

4) RETURNS

No Refunds for Early Returns: If you return the RV early we do not refund the unused days. This includes if you have been in a motor vehicle accident with the RV. Please note: If the MVA is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.

Fee for Late Returns: A fee of \$50 per hour will be charged if the RV is returned later than the agreed time. If the RV is returned after dark or while OWNER is unavailable, it will be checked in the next day, during daylight hours, and any applicable damages will be applied to your security deposit. RENTER forfeits their right to complete a return walkthrough with OWNER if the unit is returned at a time other than indicated in line item # 19.

Example: 1-60 minutes late return \$50; 61-120 minutes late return \$100; 121-180 minutes late return \$150

5) TRAVEL LIMITS

Restrictions: No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit.

6) Toll Roads: A \$70 administration fee plus the cost of the bill for EACH invoice will be applied to your security deposit for Toll invoices. If you use toll roads, you can bring your own toll tags or pay at the plazas. Note: Most toll agencies will work with you if you contact them immediately if you miss a Toll.

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Violations—Red Light Cameras, Parking Tickets: Responsibility for traffic or parking violations will be transferred to you and a \$70 administration fee will be applied to your security deposit for each infraction.

7) CAMPGROUND RESERVATIONS

We are not responsible for campground reservations – including cancelations for COVID. No refunds will be given for campsite reservation errors. Your campground reservations must be made separately with the campground reservation agency and are additional to the RV rental and fees under this agreement.

8) PETS

You MUST request and receive OWNER approval before bringing a pet in the RV. OWNER reserves the right to accept or decline any pet, for any reason. We charge a \$50 per pet Standard Pet Cleaning Fee. Pets are not allowed on upholstered areas due to the risk of stains, smells or other damage. If any pet damages occur, including evidence of pet urine or feces, you will forfeit your entire security deposit, and costs for any excess damage will be charged to you accordingly. If large amounts of pet hair are found upon return, you will be charged a full Deep Cleaning Fee of \$300 for this to be removed. (See Fees Addendum)

9) CLEANING

General Cleaning Fee: We charge \$100 up-front to cover restocking as well as sanitizing the RV. We assume you're responsible enough to clean up after yourself and would appreciate the RV being returned in the condition you received it (minus laundering the linens). "Clean" means, as you received it or better. The cabin must be returned with a clean interior, clean floor, and empty tanks. The mandatory cleaning fee does NOT exempt you from cleaning the RV before returning it. If you return the RV dirty, you will be charged an additional \$150 cleaning service fee.

*****Deep Cleaning Fee:** We charge \$300 if RV is returned unclean AND requires extensive amounts of cleaning or reconditioning, particularly due to pet hair and/or odors.

Odors: We do not allow anything in the RV that can create a strong smell that is difficult to remove, such as storage or cooking of fish, bacon, deer, etc. If odors are detected, you will be charged the Deep Cleaning Fee of \$300. Prep and cook these outside the RV. There is an electric frying pan that can be setup on the supplied camp table. This is included with your rental. Some campsites have a BBQ but we also offer a very nice portable Weber propane grill as an option. This option includes a propane gas line that can be plugged directly into the RV. The BBQ must be returned clean.

10) EXTRA FEES

You may elect to add certain "extras" to your booking. If you did not elect extra fees at the time of booking, such as the dump fee, etc., you can elect to have them deducted from your deposit. These elections should be noted on this form at the end.

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SELECTION OF EXTRA FEES

Initial items you would like to add to your reservation.

____ Cleaning fee: I do not want to clean the trailer upon return – add \$150 ***Please note article #xx in rental contract***

____ Propane fee: I do not want to refill the propane tank - \$4/lb

11) TOBACCO & SUBSTANCES

No Smoking: Use of cigarettes, cigars, pipes, vapes, drugs, etc., is not allowed in the RV. If smoke odor is detected, you will be charged a minimum fee of \$1500. NO EXCEPTIONS.

No Drugs: Any evidence of the storage, transportation, or use of illegal substances in the RV will forfeit your entire security deposit. If the RV is returned with any evidence of drug use or transportation, law enforcement will be called to file a report and collect the evidence.

12) EQUIPMENT

A. Awnings: We DO allow use of the exterior awning and advise CAUTION because the awnings are NOT COVERED by insurance, and they are very expensive to repair or replace if damaged. Do not leave campsite without retracting the awning. Damage to awnings, including damage while driving, any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount.

B. Tires: The tires along with all other parts on the RV have been inspected prior to your rental period but if a tire seems low you can refill it with air. RV tires are partly filled with nitrogen to prevent pressure fluctuations. Any damage to the tires including clipping the curb etc. will be your responsibility and additional fees for repair will apply.

C. Waste Holding Tanks: You will be provided with many rolls of RV-safe toilet paper and we ask that this is the ONLY thing put into the waste holding tank. There should be nothing, including, but not limited to: feminine napkins, tampons, diapers, tissues, napkins, etc. put into the black water waste holding tank as this will cause it to clog which will require an exceptional amount of cleaning to clear.

Nothing other than sink or shower water put into the gray water holding tank. Debris or food particles put into the gray tank may cause a clog that will require extensive cleaning or repair to remove.

Waste holding tanks (Gray and Black) must be emptied prior to return and valves left Closed, and the screw cap left ON. If tank levels do not read EMPTY (or as they were when picked up – marked on your departure form) on the control panel, you will be charged a \$150 dump fee. NO EXCEPTIONS.

D. Rooftop: Do not climb or sit on the roof. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a loss of your entire security deposit. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair. We do not allow use of the RV rooftop—no exceptions!

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E. Propane: Propane must be refilled before you return unless you have chosen to add this service (for the \$4/lb fee) to your booking.

F. Generator: 4 hours of generator use is included per day. If you use more than 4 hours per day on average, you will be charged \$4/hour thereafter. The balance will be collected from your security deposit at the end of your adventure. By signing this agreement, you will be held responsible for the condition of the generator during the period of your rental. It must be returned in the same working condition as it was given to you. The generator is inspected between each rental. You will be responsible for replacing the generator if it is damaged or misused. As always if there is an issue during your rental, we need to be notified immediately.

G. Appliances: The A/C, radio, microwave, television, jacks, etc. are convenience items. If any of these items become inoperable, no compensation will be made to you. In case of malfunction please contact us immediately for assistance and we will do our best to troubleshoot or attempt to have someone come to you for repairs.

H. First Aid Kit: There is a first aid kit provided. Once it is opened, you own it as this is a bodily fluid/pathogen related item so it's not possible for us to pass it from RENTER to RENTER. Please use it should it become necessary, and we will charge you accordingly. SEPARATELY, there is a box of generic basic bandages in the bathroom vanity cabinet – use these if necessary, without fee.

I. GPS Tracking: The RV is equipped with a GPS tracking device for safety. This must not be removed/unplugged for any reason. Failure to accurately report your destination (or giving an arbitrary destination in order to attend a prohibited event) will result in loss of your security deposit and immediate return of the RV to OWNER with NO refund for unused rental dates.

J. Dashcam: There is a Kenwood dashcam mounted to the front windshield. This is for your safety and will document any accident from the front. Under no circumstance should this be powered off and the SD card must remain in the unit at all times.

13) DAMAGE & REPAIRS

Any damages must be reported to us immediately.

Do not make repairs without consulting us first. If the potential repair is minor, you may make the repair after getting our approval. We have supplied the RV with a tool bag that has many of the common tools. Replaced defective parts and receipt must be submitted to us for reimbursement. There will be NO reimbursement without the defective part replaced and the receipt.

You are responsible for all and any damage to the RV, inside or out, and/or ANY contents present at the time of pick up, including, but not limited to chairs, beds/bedding, counters, walls, etc., during your rental period whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.).

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In the case of an accident, theft, or vandalism, you must obtain a police report and notify us immediately. (A documented thorough walk through will be completed with RENTER present at the time RENTER takes possession).

For damages above Security Deposit or Insurance Claim Reimbursement, you agree to pay the OWNER(s) all amounts due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.

14) CREDITS

There will be no refund or credit for any lost rental time for any issue(s) that arise beyond the OWNER's control. This includes, but is not limited to, flat tire(s), weather, any and all systems within the RV that were working at time of pickup.

15) TOWING & HAULING

All towing must be approved prior to departure as the 2" receiver will be locked. This does include hauling a bike rack as well as a trailer. It is required that the sway/stabilizer bars, be used while towing with the RV. Remove the sway/stabilizer bars prior to backing into a parking space or RV slot. All damages to the RV, including damage while driving (tree, toll road, low overpass, drive-throughs, etc.), are fully your responsibility and will exceed your security/damage deposit amount.

The dimensions of our RV are listed on the RV listing. Never attempt going through a drive-through with the RV or towing.

Towing requires special attention to speed. Trailer tires are not rated for high speed the way truck and vehicle tires are. While towing a trailer, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the MAXIMUM allowed speed while towing the trailer is 65 miles per hour. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing.

16) CAMPER ABANDONMENT & OWNER RETRIEVAL

If for any reason you desert the RV leaving with no intention of returning to it or delivering it back to OWNER or drop-off location, you will be charged a \$3,000 fee for Abandonment and Retrieval - plus applicable fees for lost or missing keys plus any items and parts from the trailer. In the event you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.

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17) LOCKOUT OR LOST KEYS

In the event of a lockout you agree to pay .75 cents per mile, round trip, for OWNER to drive and unlock trailer and a fee of \$25 PER missing key. If OWNER is en route and key is found and trailer is unlocked, you will only need to pay for round trip mileage up to that point.

If a key is missing upon return of RV, you will be charged a \$25 fee PER key.

If OWNER determines a locksmith is required for lockout/lost key service, the full cost for locksmith is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by OWNER before work is done.

18) PERSONAL RESPONSIBILITY

Personal Property: Your personal property is your responsibility, and you release OWNER(s) from all claims for loss of, or damage to your personal property or that of any other person carried in or on the RV during your rental period and day of return. If personal property is found in the RV after the rental period, we do our best to return it to you, however, we are not obligated to keep these items. If you cannot arrange to retrieve your belongings, the items will be disposed of or donated.

Personal Injury: You release OWNER(s) from all claims for injury, including, but without limitation to, personal, bodily, or mental injury, as well as economic loss or damage to you, children, guests, or relatives during your rental period including return period.

Hold Harmless: RENTER agrees to hold harmless the OWNER of the rented RV at all times for all situations during the rental period. RENTER assumes all risk when renting RV, and OWNER cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. OWNER assumes no liability for how the RV is used during the rental period.

19) SEVERABILITY

If any provision within this Supplemental Rules and Rental Agreement is determined to be invalid, void, or unenforceable judicially, the remaining provisions shall remain in full effect and force.

20) MODIFICATIONS OR WAIVERS

No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document that the OWNER(s) has signed.

21) RV RETURN & SECURITY DEPOSIT

When RV is returned, you agree that it will be free from damages, cleaned, and waste tanks emptied BEFORE you leave the property. Once RV has been returned, your rental period will be considered complete. (This is for insurance purposes).

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A preliminary walk through will be completed, and a precursory Return Form will be provided. Photos will also be taken by OWNER for reporting to rental platform &/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.

Your security deposit will be refunded (by rental platform) after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere from 12-72 hours post rental period.

This agreement is in addition to the platform company rental contract. Both contracts are in effect, together, during the rental period. Any part of the platform company agreement that acts in a manner to void this one (or parts of it) is revoked by the RENTER and OWNER, as indicated by the signatures below.

RENTER Signature and Date: _____

RENTER Printed Name: _____

RENTER Address and Phone Number: _____

OWNER Signature and Date: _____

OWNER Signature and Date: _____

22) FEES 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, AND ANY ADDITIONAL COST, IF NECESSARY, WILL BE CHARGED TO YOUR BOOKING. BY SIGNING THIS, YOU ARE AUTHORIZING RVshare &/OR THE ACTUAL RV OWNER (Sunny RV Escapes) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

WASTE TANKS NOT EMPTIED: \$150 charge will be assessed if black and gray tanks are not emptied prior to return (via your reservation OR per your deposit).

SMOKING IS STRICTLY PROHIBITED: \$1500+ charge will be assessed if the smell of smoke is detected in the RV.

LATE RETURN: \$50 per hour charge will be assessed if RV is returned later than agreed upon time.

PETS: Pets authorized by OWNER at time of pickup are welcome in the trailer with an additional \$50 cleaning fee required, per pet. Should any damage occur because of your pets, you are responsible for costs related to damage including, but not limited to, urine or waste stains, claw/scratch/chew marks, damage to furniture.

Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of \$300.

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TOLL INVOICE: \$70 charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: \$4/lb charge will be assessed if propane tank(s) is not refilled upon return.

CLEANING: \$150 charge will be assessed in additional charged cleaning fee if RV is returned unclean or in a condition less than received.

DEEP CLEANING: \$300 charge will be assessed if RV is returned unclean or in a condition less than received AND requires extensive amounts of effort to clean or recondition.

LOCKOUT: \$25 charge will be assessed per key if lockout occurs in addition to .75 cents per mile for OWNER to come and unlock RV.

MISSING KEY(S): \$25 charge will be assessed per each missing key(s).

ABANDONMENT/RETRIEVAL: \$3,000 charge will be assessed if RENTER abandons RV at any location or any time during rental period and OWNER must recover RV, or if OWNER must retrieve the RV for any reason other than what has been discussed at time of booking.

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.**

RENTER Signature and Date: _____

RENTER Printed Name: _____

OWNER Signature and Date: _____

OWNER Printed Name: _____

23) WASTE TANKS ADDENDUM

Most RENTERS are not familiar with properly operating an RV'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 pickup orientation and training regarding the proper dumping of these tanks to accommodate the walk though that is done at pickup. There are also step by step instructions in our RENTER's handbook inside the trailer and we will also give you a copy of these instructions during orientation. 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.). If dumping has not be done properly or if there is pyramiding occurs (this means waste is in the toilet due to not adding enough water prior to going) all fees associated with cleaning will be deducted from your deposit.

DO NOT EVER LEAVE THE BLACK OR GRAY TANK VALVES OPEN DURING USE!

Wait until tanks are almost full before dumping. Always dump black tank 1st.

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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, paper towels, flushable wet wipes, baby wipes etc., should be put into the black tank or a clog may result.

There is to be NO food, or any other item, other than sink and shower water, placed into the gray tank. Debris and 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 return the RV, the tank levels will be checked during our inspection and if the tank levels on the control panel do not read EMPTY (or what they were on your departure sheet), you will be charged a \$100 dump fee, NO EXCEPTIONS.

Please ensure tanks have been emptied and flushed, if necessary, and tank levels on the control panel read EMPTY prior to returning. If they do not read EMPTY, we need to dump the tanks again personally and you will be charged.

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.**

RENTER Signature and Date: _____

RENTER Printed Name: _____

OWNER Signature and Date: _____

OWNER Printed Name: _____

Renter Initials: _____