

# Supplemental Rental and Rules Agreement

VIN: 4E2T13221K8053299

**Owners: Ryan and Leila Brown**

**210-842-8252 (Ryan), 210-842-6355 (Leila)**

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later.

- 1. Training:** When you pick up the RV, we will complete a pre-rental orientation of the unit that will take about 1 - 2 hours, depending on any prior experience you have with a travel trailer. It takes time to do a thorough and complete walkthrough, so please plan accordingly.
- 2. No Refunds for Early Returns:** If you return the travel trailer early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the trailer; however, if the MVA is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
- 3. Fee for Late Returns/Check-out:** A fee of \$50 per hour will be charged if the unit is returned later than the agreed upon time. If the unit is returned after dark or while owner is not home/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 different than indicated in line item # 18. All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit. **NO EXCEPTIONS.**

Example:           1-60 minutes late return \$50  
                      61-120 minutes late return will \$100

- 4. Travel 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. We do not allow dry camping or boondocking.
- 5. Campground Reservations:** We are not responsible for campground reservations – including cancelations for COVID. 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.
- 6. Awnings:** We **DO NOT** allow usage of the exterior awning but do supply a 10 x 10 pop up canopy for your convenience. This is for both the renter's and owner's protection because they are likely NOT COVERED by insurance, and they are very expensive to repair or replace if damaged. In the event the renter does use the awning without owner permission, should damages occur, including any acts of nature or negligence, repairs are 100% renter's responsibility and will exceed security/damage deposit amount.
- 7. Generators:** We do not provide a generator, nor should you need one. If you choose to use **your own** generator, the following rules will apply. Do not use generator inside the unit - it **MUST** be kept outside. Do not leave the unit unattended while a generator is running. Do not to run a generator overnight or while sleeping due to safety reasons. Your generator must be a minimum of 3500 watts to run the systems within the unit without causing a power issue. However, a minimum of 3500 will only be 30 amps and will not run both A/C units. You, the renter, will assume all responsibility for any and all damages caused to the unit by the use of a generator.

Renter Initials: \_\_\_\_\_

- a. We **do not** allow dry camping or boondocking and require at least a 30 AMP electrical outlet for all reservations so a generator should not be necessary.
- 8. Rooftop Usage:** We **do not** allow the use of the unit's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a complete 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.
- 9. Dogs/Animals:** You **MUST** request and get owner approval *before* allowing a dog in the unit. Owner reserves the right to accept or decline any dog, for any reason. No more than two dogs will be allowed. Absolutely no cats or other animals will be allowed. Dogs are *not* allowed on any upholstered areas due to the soft material and the risk of stains, smells or other damage. We charge an extra cleaning fee of \$50 for a dog but do not charge an additional security deposit. If any pet damages occur, including evidence of pet urine or feces, you will forfeit your entire security deposit, and any excess damage will be charged to you accordingly.
- 10. Propane:** Propane is included at no additional charge to you. However, you should be mindful of the amount you use. Typically, the only appliances that will need to run on propane are the hot water heater (if desired), stove, and oven.
- 11. Waste Holding Tanks:** There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, napkins, etc. put into the black water waste holding tank as this will cause it to become clogged and require an exceptional amount of cleaning to clear. 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 is to be nothing other than sink or shower water put into the gray water holding tank. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning and/or repair to remove.
- a. Waste holding tanks (Gray and Black) will be empty by the owner(s) at time of unit pick-up. However, in the event tanks need to be emptied during your stay, it is the responsibility of the renter. For sites without sewer hook ups, a portable transfer tank will be provided by the owner(s) at the request of the renter. Renter must let owner(s) know before delivery if the site does not have full sewer hook ups and that the transfer tank is needed.
- 12. Cleaning:** We charge a cleaning fee of \$100 on all rentals. This includes washing and sanitizing all linens as well as sanitizing the unit. However, you are responsible to clean up after yourself. The trailer must be returned with a clean interior. "Clean" means, as you received it or better. If you return the trailer dirty, you will be forfeit \$100 of your security deposit for an additional cleaning fee.
- 13. Smoking:** There is absolutely **NO SMOKING** allowed in the unit or around the unit if the door is open. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of \$1500. **NO EXCEPTIONS.**
- 14. Drugs:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Any unit returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence.
- 15. Odors/Cooking:** We ask that you do not cook anything that can create a strong smell in the unit that is difficult to remove, such as the long-term storage or cooking of fish, bacon, deer, etc. These must be prepped/cooked outside the unit. If odors are detected, you will be charged the Deep Cleaning Fee of \$300. There is an outside kitchen and stove for your use, if needed, in the preparation and cooking of smelly food items.
- 16. Rental Period:**   /  /   at 12:00 PM until   /  /   at 2:00 PM

Renter Initials: \_\_\_\_\_

- 17. Damage/Minor Repairs:** Any damages need to be reported to us immediately. If the potential repair is minor, you may make the repair **after** consulting us. 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, refrigerator, etc.) the item you purchased and the receipt must be surrendered upon return of the unit, if you want reimbursement.
- 18. Renter Damages:** If the trailer, inside or out, and/or ANY of its contents that were present at the time of pick up, including, but not limited to couches/chairs, beds/bedding, counters, walls, etc., are damaged during your rental period you are responsible for paying all damages, whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft or vandalism occurs, you are responsible for obtaining a police report, and notifying us immediately. (A documented thorough walk through will be completed, with renter present at the time renter takes possession)
- 19. Appliances:** The A/C, radio, microwave, television, jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. In case of any 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.
- 20. Camper Abandonment/Owner Retrieval:** If for any reason you abandon the RV, you will be charged a \$2,000 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the trailer. Abandonment means leaving the trailer with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the trailer without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- 21. Lockout/Lost Keys:** In the event a lockout occurs you agree to pay \$1.00 per mile, round trip, for owner to drive and unlock trailer and a fee of \$25 PER missing key. If owner is enroute and key is found and trailer is unlocked, you will only need to pay for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of unit, you will be charged a \$25 fee PER key. If OWNER determines 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 owner before work is done.
- 22. First Aid Kit:** There is a first aid kit provided in the bathroom vanity cabinet. Please use what you need, should it become necessary – once it is opened, you own it, please take it with you – as this is a personal and bodily fluid/pathogen related item, it is not possible for us to pass it from renter to renter. SEPARATELY, there is a box of generic basic bandages in the bathroom vanity cabinet – use these, if necessary, **without** fee.
- 23. Personal Property:** Your personal property brought with you 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 left/carried in or on the unit during your rental period and day of return. Any personal items left after the unit is returned will be disposed of by owner if not claimed within 48 hours. If claimed, renter is responsible for planning to retrieve forgotten items. Owner(s) is not financially responsible for any personal items left in the unit, whether disposed of or returned to renter.
- 24. 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.
- 25. 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.

Renter Initials: \_\_\_\_\_

- 26. Modifications/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.
- 27. Damages Above Security Deposit/Insurance Claims:** In the event there is any damage above the amount of your security deposit, you agree to pay the owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
- 28. Unit Return:** When the unit is returned to the owner(s), you agree that it will be free from damages and cleaned BEFORE the keys are turned over to the owner(s). A preliminary walk through will be completed and a Return Form will be provided. Photos will also be taken by 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.
- 29. Credits:** There will be no refund/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 unit that were working at pickup (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of unit whether the renter was at fault or not, or due to renter's or any guests' negligence.
- 30. 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.
- 31. Security Deposit:** Your security deposit will be refunded (by RVshare) after the unit has been thoroughly inspected and no issues or damages have been found. Said inspection will take place within 72 hours of rental period.
- 32. Hold Harmless:** Renter agrees to hold harmless the owner of the rented unit, at all times for all situations. Renter assumes all risk when renting unit, 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 unit is used during the rental period.
- 33. This agreement is in addition to the RVshare rental contract.** Both contracts are in effect, together, during the rental period. Any part of the RVshare 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

Renter Initials: \_\_\_\_\_

## 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 OUTDOORSY &/OR THE ACTUAL RV OWNER (ALAN OR KYLENE LABISSONIERE) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

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

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

PETS: Pets authorized by owner at time of pickup are welcome in the trailer free of daily charge, but with an additional **\$50** cleaning fee required. 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.

CLEANING: **\$100** charge will be assessed if unit 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 \$1.00 per mile for owner to come and unlock RV.

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

ABANDONMENT/RETRIEVAL: **\$2,000** 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.

---

Renter Signature and Date

---

Renter Printed Name

---

Owner Signature and Date

---

Owner Signature and Date

Renter Initials: \_\_\_\_\_

### Waste Tanks Addendum

Most renters are not familiar with properly operating RV 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 safely 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 pick up. 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 okay to call, text, or email us with questions for waste tank dumping or other issue while you are renting the unit.)

#### **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, paper towels, 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. Any amounts of food particles may result in a clog that will require extensive cleaning to clear.

Renter is to empty tanks into portable transfer waste tank, provided by owner, if the reserved site does not have full sewer hook ups.

If at any time the sinks or shower start to back up, empty the gray tank IMMEDIATELY. If the gray tank is not emptied and water damage occurs, renter will forfeit their entire security deposit and be financially responsible for any costs exceeding security deposit.

If at any time the toilet starts to back up, empty the black tank IMMEDIATELY. If the black tank is not emptied and sewer/water damage occurs, renter will forfeit their entire security deposit and be financially responsible for any costs exceeding security deposit as well as a professional disinfecting fee.

Waste holding tanks (Gray and Black) will be emptied one final time, by owner(s), at time of hand off.

---

Renter Signature and Date

---

Renter Printed Name

---

Owner Signature and Date

---

Owner Signature and Date

Renter Initials: \_\_\_\_\_