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RENTAL AGREEMENT

Parties and Contact Information

This Rental Agreement ("Agreement") is entered into by:

- **Lessor (Owner):** AJ's Family Camper Rentals
- **Lessee (Renter):** Noted under 'Renter Information'

Both parties must sign agreement to the terms and conditions outlined below.

RENTER INFORMATION

Full Name		Phone #	
Address		Email Address	
Cite/State/Zip		Driver's License State/Number	

PRIMARY RENTAL INFORMATION

Year/Make/Model		Start/End Date	
VIN (Vehicle ID #)		Start/End Time	
License Plate #		Total Duration (days)	

_____ INITIALS

RENTAL AGREEMENT

INITIALS _____

RENTAL PERIOD

Destination		# People >25 yo	
# Miles Total Planned		# People <25 yo	
Free Night Used	Yes / No	#/Type of Animals	

Comments/Delivery location/Total Miles/Other
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RENTAL CHARGES

Daily/Weekly Rate	
Mileage charge \$0.10 x Total Planned Miles= Mileage Charge	
Security Deposit	

RENTER INSURANCE INFORMATION

Name of Insurance Company	
Policy #	
Copies/Photo of Insurance Card?	_____ COMPLETED
Copies/Photo of Coverage	_____ COMPLETED

The camper shall be provided in a clean, functional condition. Camper must be returned in the same condition as provided on pick-up. All damages found within or outside the camper will be documented at time of pick-up on Damages Page. Both renter and owner will sign acknowledgement of documented findings.

TERMS AND CONDITIONS

Unless stated specifically otherwise, 'Rental(s)' or 'Rental Items' hereafter will include both Primary and any add-on rental items. AJ's Family Camper Rentals LLC (noted hereafter as AJs or owner). All determinations required will be at the discretion of AJs.

RENTAL AGREEMENT

INITIALS _____

PAYMENT

- All payments and pre-determined fees are to be paid at time of reservation by Visa/Mastercard (debit or credit), Venmo, Paypal, cash.
- Credit card and valid driver's license must be presented for photocopy at time of pick-up.
- Any cashier check or cash must be received by AJ's Family Camper Rentals within 14 days of reservation or 30 days prior to rental, whichever comes first.
- Any cancelled funds will incur a \$50.00 service charge

CANCELLATION and AVAILABILITY

Cancellation and Date changes:

- >30 days from rental start date: 100% refund
- <30 days to 15 days from start of rental date: 50% refund
- <14 days from start of rental date: 0% refund

***If cancelled or changed date is re-rented by new renter (renter #2), original renter (renter #1) will be reimbursed equal number of days newly rented up to total of renter #1's original rental.

Example:

- 1) For example, Renter 1, you, cancels a 3-day rental, and renter #2 comes in and rents for 2 of your original days, you will receive a 2 day refund minus a \$50.00 service charge.
- 2) If renter #2 comes and rents all 3 days, then you, renter #1 will receive 3-day rental refund minus \$50.00 service charge.
- 3) If renter #2 comes and rents 5 days, then you, renter #1, will only receive your original 3-day rental refund minus a \$50.00 service charge.

Availability:

- AJs will make every effort to provide the agreed upon rental item to the Renter, but accepts no liability in the event that a rental is unavailable due to circumstances beyond AJs control including but not limited to actions by previous renters, unforeseen damage repairs, acts of nature, etc. If the reserved rental becomes unavailable, and an equivalent rental is not available, the renter will receive a refund equal to the expected rental price.

PICK-UP and DROP OFF

Any pick-up or drop-off outside of above timeframes will be a charge of \$50.00 up to +/- 2 hour window. Any timeframe outside of this +/- 2 hour window will be charged an additional rental day for each rental item on invoice.

Pick-up:

- Rental pick-up
 - 2:00 PM cst – 5:00 PM cst

RENTAL AGREEMENT

INITIALS _____

- Any rental pick-up later than 5:00 PM cst with no prior agreement will be considered a no show. 100% of fees will be forfeited and no guarantee of AJs availability for pick-up is provided.
- There will be no refund for early return of a rental item

Drop off:

- Rental drop-off time:
 - 3:00 PM cst – 6:00 PM cst
- Any rental return >12 hr late with no prior agreement will be considered a stolen item and police will be notified.

_____Renter will return rental with waste tanks (black and gray) emptied and will pay a \$100 emptying fee to AJs if not completed properly.

_____Renter agrees to return all rentals in clean condition. All cleaning expectations are detailed in rental binder located within rental or provided at time of rental. All cleaning materials are provided.

_____Failure to return rental as listed above will have fees either withheld from security deposit or charged to credit card on file.

- All assessments will be completed upon return to AJs.

RENTER RESPONSIBILITIES

Equipment: (check discussed)

_____Renter agrees that **no smoking/vaping is allowed** inside or will occur within 10 feet of door of rental unit.

_____Renter acknowledges that any smoking that occurs in rental will forfeit a full deduction of security deposit. Renter will be banned from future rental.

Renter ensures use of following:

_____ **Brake controller:** Tow vehicle must have previously installed or rented brake controller for Primary Rental to leave rental location. Brake controller available for rent. AJs rental brake controller requires a 7-pin plug-in, in the rear bumper.

_____ **Water Pressure Regulator:** Renter agrees to use provided water pressure regulator on freshwater hose.

_____ **Toilet Paper – Camper Safe:** Renter agrees to use provided camper safe toilet paper. A count of 2 pack of 4 rolls each of toilet paper will be provided for a 3-day rental. 7-day rental will provide a count of 3 packs of 4 rolls each. Any need for additional toilet paper, renter agrees to purchase camper safe toilet paper at own expense.

_____ **Toilet usage:** Renter agrees to only place toilet paper and human waste inside camper toilet. Any tampons, maxi pads, baby wipes, 'toilet safe' wet wipes, condoms, etc, will NOT be put inside waste tank. Any non-adherence to this will be renter's responsibility for unclogging, tank flushing, and any fees incurred for unclogging

_____ **Food waste:** Renter agrees to make all efforts to limit food waste going down drains. Excessive food waste, costs associated with removal will be at renters cost.

RENTAL AGREEMENT

INITIALS _____

Rental Unit Requires for operation: (Circle appropriate)

Electrical Service: Rental provided requires

NA	30 amp	50 amp
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Other Requirements:

- Renter acknowledges AJs is not responsible for any fees or expectations associated with the campground and will not hold AJs responsible for renter's rental errors or insufficiencies at the camping site.
- All campers are to be used only in publicly available campgrounds unless expressly agreed upon with AJs PRIOR to camper pick-up. OTHER LOCATION: _____

Safety:

- Renter agrees to not use any rental for carrying hazardous materials or illegal activities.
- Renter expressly agrees to not tow rental under the influence of alcohol or drugs.
- Renter agrees to operate all rentals in a safe and responsible manner at all times.
- Renter agrees to secure all rentals properly during use, including adhering to manufacturer towing recommendations, legal weight limits and wheel chocking. Safety equipment such as chains and locks must be used as required by law.
- Only drivers listed in Renter section of this agreement are permitted to tow rentals
- Unauthorized drivers or uses, such as but not limited to secondary towing of a boat or off-road driving, are strictly prohibited and will result in immediate termination of the agreement.
- Rentals are not permitted to be towed on restricted roads or trails.

LIABILITY and MAINTENANCE

Damage Responsibility: (Check discussed)

_____Air conditioning, heating, awning, radio, microwave, camper stabilizers and any add-on items are considered convenience items and will not be compensated for if failure.

_____If damages or faulty equipment requires repair during your rental period, Renter agrees to receive permission from owner prior to repair. Any repairs occurring prior to permission from owner will not be reimbursed to renter.

_____AJs does not assume or accept any liability for loss, damage or injury to persons or their personal property related to or in connection with the rental. Owner does not accept or assume liability for any inconveniences, damage, loss, or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, internet, electricity, or plumbing, nor due to weather conditions, natural disasters, acts of nature, or any reasons beyond Owner's control.

_____Renter is fully responsible for any damage, theft or loss of any item inside, outside, or rental add-on item during the rental period. This includes but is not limited to damage caused by weather, terrain or improper use - this includes equipment hookups, keys, furnishings, tools, accessory awnings, tents and umbrellas. Any damage of rental items caused by a

RENTAL AGREEMENT

INITIALS _____

person or animal, including those that are not a signatory on this agreement, will be the full responsibility of the renter regardless of persons/animals relatedness to renter

_____Any service towing of camper will be completed by a service professional to a qualified repair station. No reimbursement will occur for lodging, meals/food, lost time occurring due to non-usable rental item.

_____Any damage occurring due to renter negligence, will be responsibility of renter.

_____Any damages or repairs at fault of renter that cause loss of rental to subsequent renter, the renter will be charged the loss of income to the owner from the new renter.

_____Renter agrees to allow AJs to deduct damages from provided deductible and to keep valid credit card on file with AJs to pay any fees that accrue above previously agreed fees.

Maintenance:

- Renter must maintain any functionally required maintenance, as listed in the rental binder.

Tires:

- Renter will ensure tires are in good condition and avoid any operation that could lead to tire failure; including but not limited to road hazards or curb checks.
- All failed tires will be returned to owner for determination of fault.
- All replacement tires purchased by renter will be new, never used before, tires with receipt provided to AJs. See damage page for individual tire sizes

Return:

_____Renter will return rental with waste tanks (black and gray) emptied and will pay a \$100 emptying fee to AJs if not completed properly.

_____Renter agrees to return all rentals in a clean condition. All cleaning expectations are detailed in rental binder located within rental. All cleaning materials are provided.

_____Failure to return rental in listed condition above will have fees either withheld from security deposit or credit card on file.

- Review of rental will be completed upon return to AJs.

Insurance:

- Renter shall provide proof to AJs prior to departure of unexpired, auto liability and collision, under-insured and uninsured policies, and comprehensive insurance covering Renter, Occupants, and the Trailer in the minimum amount required by applicable state law.
- Renter agrees that Owner's own insurance policy shall be last and only used if rental is secured through AJs private Rental Site.
- Platform rental insurance, ie; Outdoorsy, RVShare or other, shall be used secondary to any and all insurance policies of Renter unless otherwise prohibited by law.
- Renter agrees to indemnify AJs for any claims, costs or attorney fees arising from use of the rentals.

PET CONDITIONS (Check discussed)

RENTAL AGREEMENT

INITIALS _____

_____Renter agrees to notify AJs of any animals to enter rental – either planned or unplanned. Never will this number go above 2 at any given time.

_____Renter acknowledges any and all damage occurred due to pets, will be 100% covered by Renter. This includes but is not limited to screendoor, chairs, couch, bedding, etc.

_____Renter agrees to keep animals inside kennel when not accompanied in camper.

ADDITIONAL RENTALS

Grill-Gas \$20.00/trip	Grill-Charcoal \$10.00/trip	Shade Tent \$5/night	Sleep Tent \$25.00/night
Generator \$25.00/night	Xtra toilet paper \$5.00/4 pk	Outdoor Entry Rug Free	Brake Controller \$50/trip
Towing/Delivery \$4.00/mile (+\$250)	Self-Tow fee \$0.10/mile		

ADDITIONAL TERMS AND CONDITIONS:

_____Renter acknowledges that AJs has reviewed camper contents and agrees to listed items being present and in good working order. Any items missing at time of return will be charged per cost listing found in camper binder from damage deposit or additional charges

- Upon request, AJs will return any found items after supplies and shipping are provided.
- The renter, renter's heirs, assignors, executors and administrators, fully releases and discharges AJs from any and all claims, demands and causes of action by reason of any injury occurred or yet to occur to the renter, renter's guests or peripheral bystanders in or around rental item.
- Any legal fees incurred as a result of AJs inability to enforce this agreement will be the responsibility of the renter. All attorney's fees will be the responsibility of the renter. All legal proceedings will take place in location chosen by the owner.
- Any changes or additions to this contract will be written on the contract, signed and dated. Verbal agreements after rental over phone will be written in by AJs with signature and date. Renter agrees to these terms and conditions.

As renter of the items per invoice and/or listed in 'Additional Rentals' section of this contract, I agree to all terms and conditions as noted.

Signature

Date

Signature

Date