

JUST ROLL WITH IT, LLC.

SUPPLEMENTAL RENTER AGREEMENT

VIN: 4X4TWBG21PU024531	Gross Weight: 12,000
Make: 2023 Forest River RV Wildwood Heritage Glen	Dry Weight: 9,088
Model: 310BHI	Cargo Weight: 2,900
Owner: Just Roll With It, LLC.	Hitch Weight: 1,200
Renter: TBD	Sleeps: 8
Delivery: TBD	Slide Outs: 3
Delivery: TBD	Length: 39 feet
Booking ID: TBD	Connector Type: 7 pin



RENTAL PERIOD

Start: TBD @ 3 p.m.
End: TBD @ 11 a.m.

Rental Base Price: \$120
Security Deposit: \$1,000
Night Minimum: 2



CANCELLATION POLICY

The renter is responsible for 100% of the booking if canceled up to seven days before pickup.



ADD-ONS

All pricing is based on the entire rental period unless noted differently.

- Empty tank fee (We will empty black and grey tanks upon pickup): \$100
- Refill propane tanks if returned less than full: \$40/each
- 5-foot folding table: \$10*

**If damaged, the replacement cost is \$100.*

***If damaged, the replacement cost is \$150.*



DISCOUNTS:

- If the booking lasts at least 7 days, decrease the price by 10%.
- If the booking lasts at least 28 days, decrease the price by 20%.

Prep Fee:

A \$100 fee is charged to renters on all bookings. This fee covers preparing and sanitizing the rig before each rental.

- Magellan 75-quart cooler: \$20**
- Easy shade 12 ft x 12 ft. canopy: \$15***
- Beach towels: \$4/each

****If damaged, the replacement cost is \$150.*

Owner Initials:

Renter Initials:



RV Video Tour: [Link](#)
 Outdoorsy Listing: [Link](#)
 RV Share Listing: [Link](#)



RV Share Customer Support
 888-482-0234
 Webform [Link](#)

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

RENTAL PERIOD:

The rental period is defined as the period in which the Just Roll With It, LLC., RV is in the care and custody of the renter or representative of the renter. That rental period may not correspond with the initially reserved dates. The rental period is therefore defined as that period from which the Just Roll With It, LLC., RV departs our storage facility (if towed by the renter) or after keys are handed over to the renter at the reservation location until Just Roll With It, LLC., reclaims the RV.

Please remember that other renters may be waiting to rent the RV. It is extremely important to return the RV by the agreed-upon date and time of the rental agreement.

If you need an extension of the rental, please send your request in writing/email to a Just Roll With It, LLC., representative. This extension is subject entirely to scheduling availability and must be approved with a confirmation from a representative of Just Roll With It, LLC. If you don't receive approval of a rental extension in writing, you may have to pay an overtime rate of \$10 per hour for each hour the rental is past its scheduled return date and time.

If a rental period is terminated early, Roll With It, LLC., may continue to invoice according to the payment schedule outlined in the rental agreement.

NO REFUNDS FOR EARLY RETURNS:

If you return the RV early, we may not refund the days you will not use it. This may include if you have an accident or crash involving the unit. If the collision 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:

If you return the RV late, there is a \$10 per hour fee. You may also be responsible for any canceled rentals because of your late return.

CREDITS:

There may be no refund/credit for any lost rental time for any issue(s) beyond the owner's control. This includes but is not limited to flat tire(s), weather, any systems within the RV that were working at pickup/drop off (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of RV whether the renter was at fault or not, or due to renter's or any guests' negligence.

Owner Initials:

Renter Initials:

CAMPGROUND RESERVATIONS:

Just Roll With It, LLC., is not responsible for the renter's campground reservations. All campground and campsite fees are separate from the rental price and fees under this agreement. No refunds will be given for campsite reservation errors. Double-check with your destination to make sure the RV will fit. The 2023 Forest River RV Wildwood Heritage Glen 310BHI trailer is 39 feet, and some campgrounds may be unable to accommodate the trailer.

DELIVERY/SET UP:

We will deliver up to 80 miles from Owasso/Sperry, Oklahoma, for \$7/mile. Delivery fee includes leveling, stabilizing, hooking up, and providing a walkthrough of the RV's features and amenities.

Our delivery fee of \$7/mile is for round-trip drop off, set up, hook up, break down, and return to the storage facility. If your camping location is 70 miles from our storage location, you will be charged \$490. There is a minimum delivery/pickup fee of \$100.

RVs delivered to your campsite/camping location may NOT be moved, hooked up to, re-positioned, or relocated by the renter. The unit's current and past location or other parameters may be monitored via GPS technology. Any evidence of tampering with, disabling, or otherwise deceiving said equipment and/or relocating the RV may result in 100% loss of security deposit, and you hereby release Just Roll With It, LLC., of any/all liability of injury, death, or damages. We want you to know that you will be fully responsible for damages and financial obligations caused by disregarding this policy.

We are typically available to meet at your selected time, but it is not always guaranteed. We would like for the person booking the reservation to be on-site at delivery with a valid driver's license/state ID and the credit/debit card used at booking unless other arrangements have been made with Just Roll With It, LLC.

We will be sure to provide a short orientation on the camper and its features when delivered. The check-in process takes about 30 minutes to an hour. Please plan accordingly.

Unfortunately, we cannot promise that all deliveries will be available at your selected time; some will be later because of cleaning routines from the last reservation. We will let you know if your preferred time(s) are unavailable.

RETRIEVALS:

We are usually flexible on retrieval times, but available retrieval times are based on availability and are subject to change.

Please only leave the camper after we arrive to retrieve it. You are still responsible for any damages/thefts until we take possession of the trailer, and you may be charged an abandonment fee unless we make other arrangements. Communication is key. We are happy to work with you if you need to make special arrangements.

TOWING:

It would be best to have a 3/4 ton truck (or better) to tow the trailer. Dry weight is over 9,000 pounds and, with additional items, is nearly 11,000 pounds. Approved tow drivers should be knowledgeable about hauling trailers and dealing with sway. All tow drivers must be at least 25 years old and listed on the rental contract.

Owner Initials:

Renter Initials:

SPEED LIMIT:

Towing an RV requires special attention to speed. RV tires are not intended for high speed. While towing our RV, you assume all liability for your rate of speed, and by signing this agreement, you acknowledge that the maximum allowed speed is 65 miles per hour. When towing our RV, follow all "truck speed limit" signs and avoid travel in the left lane unless passing.

NO SMOKING:

Smoking (including cigars, pipes, vaping, drugs, etc.) in the unit forfeits your security deposit if discovered. Do not light or use candles in the RV. An extra cleaning fee may be charged to remove any odors.

NO DRUGS:

Any evidence of storing, transporting, or using illegal substances will forfeit your security deposit. RV returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.

NO DRY CAMPING:

We do not allow dry camping/boondocking. Connection to electricity and water must be available during your rental. Dry camping/boondocking without the owner's approval will forfeit your entire security deposit.

ODORS/COOKING:

We do not allow anything that can create a strong smell in the RV that is difficult to remove. An extra cleaning fee may be charged to remove the odor.

TRAVEL RESTRICTIONS:

No travel is allowed on non-paved roadways like logging roads, forest service roads, beaches, etc. The only exception is a nonpaved road inside a licensed and approved RV park.

HEIGHT ISSUES:

Please remember that the RV is much taller than the average vehicle and is not equipped to withstand an impact with a tree, low bridge/overpass, etc., and could result in damages totaling more than your security deposit. Be aware of low-clearance signs. All damages to the RV, including damage while towing, are 100% your responsibility and may exceed your security/damage deposit amount. The dimensions of our travel trailer are listed on the listing. Never attempt going through a drive-through in an RV; they are always too low.

TOLL ROADS, RED LIGHT CAMERAS, AND PARKING TICKETS:

Parking tickets, mailed violations, and toll invoices are a significant burden, and we charge a \$75 fee for each invoice we receive. Responsibility for traffic or parking violations will be transferred to the renter. If you want to use toll roads, you can pay at the plazas or use toll tags. Most toll agencies are good to work with and will help you if you make a mistake and call them immediately.

AWNINGS:

Awnings can be damaged quickly due to weather or accidental misuse. Awnings are not covered by insurance, and you will be responsible for paying for the damage. If you use the awning, please do not use them during bad weather or leave them out overnight or unattended. Awnings are convenience items and are not promised to be in working order. No discounts or refunds are provided for nonfunctioning awnings.

Owner Initials:

Renter Initials:

TIRES:

The tires on the RV have been inspected and checked, along with all other parts, before your rental period, but if a tire seems low, you can refill it with air. A spare tire is also included in the back if a flat tire/blowout occurs.

ROOFTOP USAGE:

We do not allow using the travel trailer’s rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in forfeiting your entire security deposit. If the damage exceeds your security deposit, you agree to be fully responsible for the total repair cost.

FIRST-AID KIT:

There is a first-aid kit provided. Please feel free to use what you need, should it becomes necessary. Once opened, you own the first-aid kit and may be charged \$30 (replacement value). If you use anything in it, take the first-aid kit with you. This is a personal and bodily fluid/pathogen-related item. We can’t pass an opened or used first-aid kit from renter to renter.

MILEAGE:

We allow the RV to be towed 250 miles each day. Any excess mileage will be charged at \$0.35/mile.

PETS:

We do not allow pets in our RV. This is to keep our campers as clean and fresh as possible for all renters. Failure to follow this rule may result in a \$250 fee for each unauthorized pet, plus any damages and/or repair/replacement costs.

GENERATOR:

We’ll need to approve your generator before hooking it up to the trailer if you want to bring it. Some generators are not stable and can ruin electrical components in the trailer. The following rules will apply if you use your generator (as approved by Just Roll With It, LLC). Please do not use a generator inside the trailer; it must be kept outside. Do not leave the trailer unattended while a generator is running. Do not run a generator overnight or while sleeping due to safety reasons. You, the renter, are responsible for any damage caused to the trailer and its appliances and systems using a generator.

WASTE HOLDING TANKS:

Waste holding tanks must be emptied before return. Putting anything other than human waste or septic-safe toilet paper in the toilets may incur an extra cleaning fee. Any food particles in the gray tank may cause a clog requiring extensive cleaning and/or repair. The renter is responsible for emptying grey and black water tanks. Please do so to avoid a \$100 service fee. We will demonstrate how to do this at the time of rental. It’s easy and not a dirty job. We have top-of-the-line hoses for you to use.

Do not ever leave the black or gray tank valves open during usage.

KEYS:

There will be a \$50 charge per key if all keys are not returned. If a lockout occurs, you agree to pay \$0.75 per mile, round trip, for the owner to drive and unlock the trailer. If the owner is en route, the key is found, and the trailer is opened, you will only need to pay for mileage up to that point. If Just Roll With It, LLC., determines a locksmith is required for lockout/lost key service, the renter will pay the total locksmith cost at the time of service. Locksmiths must be scheduled and approved by the owner before work is done.

Owner Initials:

Renter Initials:

GPS TRACKING:

The RV has a GPS tracking device for safety and must not be removed/disabled for any reason. Failure to accurately report your destination or giving an arbitrary destination to attend a prohibited event will result in the complete loss of your security deposit. You'll be asked to return the RV to the owner immediately, and no refund will be granted for the rental dates.

SECURITY DEPOSIT:

Your security deposit is refunded after the unit is checked in, and no damage or issues require funds from the deposit.

CLEANING:

The RV should be returned in a similar condition as when we rented it out to you. It cannot be "trashed" or so dirty that it is beyond what is reasonable for a vacation. Excessive mess may incur an additional cleaning fee of \$50/hour.

Our definition of 'reasonably clean' is as follows:

- All trash was removed from the RV.
- Dishes clean and put away.
- Counters wiped down.
- Toilet and toilet seat free from urine and feces.
- Appliances cleaned.
- Used towels and linens were placed in the shower stall.

PROPANE:

You will receive two filled propane tanks. Please return both propane tanks full. If not, there is a \$40 one-time fee per tank. During freezing weather, propane may need to be refilled every other day, depending on usage.

DAMAGES:

Any damages need to be reported to us as soon as possible. If you purchase an item necessary due to an equipment failure (sewer or water hose, power cord, etc.), the item you purchased and the receipt must be surrendered upon return if you want reimbursement.

APPLIANCES:

The air conditioner, awning, TVs, microwave, fridges, jacks, etc., are convenience items. If any malfunctions should occur with any of these items, there may be no compensation. Please don't hesitate to call us if you have any issues. We'll work with you to fix the problems.

MECHANICAL FAILURE:

In the event of a mechanical failure where repairs are needed, all repairs are authorized by a Just Roll With It, LLC., representative. There are NO EXCEPTIONS. All authorizations must take place in writing. Text messages or emails will suffice. Please call 918-277-3232 for repair authorization. If no representative can be reached for authorization, the renter must wait until approval or potentially forfeit any requests for reimbursement.

RENTER DAMAGES:

If the RV and/or the contents in the RV are damaged during your rental period, you may be responsible for paying all damage costs whether you were at fault or not or if the damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.).

Owner Initials:

Renter Initials:

PERSONAL PROPERTY:

You release Just Roll With It, LLC., Kelli Greer, Chris Greer, and our 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 RV, whether or not our negligence caused the loss or damages or was otherwise our responsibility. Any items left on a Just Roll With It, LLC., RV at the end of a rental period can become the property of Roll With It, LLC. A handling fee of \$100 plus shipping cost may be charged for any items requested to be shipped once the RV is returned.

ABANDONMENT/OWNER RETRIEVAL:

If, for any reason, you abandon the RV, you may be charged a \$3,000 fee for abandonment and retrieval, plus any applicable fees for any lost/missing keys or items/parts from the RV. If you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.

DAMAGES ABOVE SECURITY DEPOSIT/INSURANCE CLAIMS:

In the event there is any damage above the amount of your security deposit, you agree to pay Just Roll With It, LLC., any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.

RV RETURN:

When the RV is returned, you agree that it will be free from damages, cleaned, and tanks emptied. A preliminary walkthrough will be completed, and a precursory return form will be provided. The owner will also take photos for reporting to the rental platform and/or insurance. Once a thorough inspection has been completed, any fees for damages, cleaning, dumping, or other charges will be deducted from your security deposit if applicable.

HOLD HARMLESS:

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

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.

SEVERABILITY:

If any provision of this agreement is judicially determined invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect.

ATTORNEYS' FEES:

If a dispute arises regarding this agreement, the prevailing party shall be entitled to recover its reasonable attorney fees and costs, in addition to other relief to which it is entitled.

MODIFICATIONS:

No term of this agreement can be waived or modified except by a writing that we have signed.

Owner Initials:

Renter Initials:

TERMS:

These terms of service are effective as of June 27, 2023. Any altered and/or additional terms will be disclosed to the renter and/or representative of the renter before the rental's commencement.

We reserve the right to cancel your reservation/booking at any point, with or without reason, including if we believe you are too intoxicated or if we think you are incapable of safely renting our RV, our RV is at risk of damage, or if we think there is a risk of personal injury or death to you, your group, our employees, or others.



By signing this addendum and accepting keys, you understand that extra fees can occur if the contract is not adhered to. These fees, if assessed, will be deducted from your security deposit.

This agreement is in addition to the rental platform (RV Share, etc.) rental contract. All contracts are in effect together during the rental period. Any part of the rental platform 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.

We love our travel trailer. Please return in the same condition as given so we can continue providing families a fantastic time.

JUST ROLL WITH IT, LLC., RESERVES THE RIGHT TO REFUSE RENTAL TO ANY APPLICANT AT THEIR SOLE DISCRETION.

Owner Signature: Renter Signature:

Date: Date: