

# Owner RV Rental Agreement

**This agreement constitutes a contract between the person(s) named on this contract and Jim and Jessica Miller**

Renter(s) Name: \_\_\_\_\_

Renter Address (City,State,Zip) \_\_\_\_\_

Renter Phone Number: \_\_\_\_\_

Reservation Date: Start Date \_\_\_\_\_ Return Date \_\_\_\_\_

Number of Adults: \_\_\_\_\_ Children \_\_\_\_\_ Dogs \_\_\_\_\_

## **Jim and Jessica Miller and Renters agree as following:**

### **1.RV SLEEPING CAPACITY:**

2017 CrossRoads RV Sunset Trail SuperLite - 8 people

You certify that you agree to and understand the limitations placed on the number of persons permitted to occupy the Rental, and unless prior written approval has been granted by Jim and Jessica Miller, you agree to abide by such limitations. Above Renter is at least 25 years of age and will be an occupant of the unit during the entire reserved period.

**2. PICKING UP YOUR RENTAL:** Renter will need at least 45 minutes to check-out on the first day of the reservation if towing the RV themselves. This allows a full orientation of all aspects of the unit you have selected.

Delivery and Pick-Up is based on scheduling and availability. We can not guarantee that your preferred time will be available. However, we are usually flexible and will do our best to meet your accommodations.

**3. RETURNING YOUR RENTAL:** Rentals are due back by 3:00 p.m. on your scheduled day back. Late returns, without prior approval may result in additional night charge. Renters will need time to check the Rental back in, so please allow 30 minutes or longer. While we do a complete walk-through of the Rental upon return, we have a 72 hour "post rental" detailed inspection that is completed to ensure there are no issues with the Rental following your time period. After we have completely checked in the Rental, we will release your FULL deposit refund (*less any*

*adjustments for damages, if applicable*). Late returns are accommodated as a courtesy only. Our goal is to make sure the next renter has a properly prepared and cleaned Rental. Lost rental income due to late returns will be the renter's responsibility. If Renter does not opt for cleaning cleaning fees prior, and RV is dirty, then \$100 cleaning fee will be deducted from the deposit.

**4. PAYMENT POLICY:** Jim and Jessica Miller use rental websites for all payment forms.

**5. CANCELLATION POLICY:** Jim and Jessica Miller use rental websites policy.

**6. RENTAL INSURANCE:** Jim and Jessica Miller use rental website Insurance.

**7. SECURITY DEPOSIT:** The Security Deposit, held by the rental company, is provided as security against damage to the Rental, theft, late check-out and violation of any renter's agreement contained in this Agreement and rental company agreement. An inspection is done after each check-out for any damage done to real or personal property. The renter(s) shall be liable and solely responsible for any property damage, accident, injury to any person or loss sustained by any person or arising out of or in any way related to renter(s) use of the premises or the items of personal property provided by Jim and Jessica Miller hereby agrees to compensate and hold Jim and Jessica Miller harmless from any and all claims, including those of third parties, arising out of or in any way related to renter(s) use of premises or items provided therein. Renter(s) assumes the risk of injury or other losses relating to any recreational activities and will hold rental owners harmless with respect thereto Renter(s) agrees to compensate Jim and Jessica Miller for any damages to the dwelling, furnishings, and household items. In the event that damage results from a renter(s) occupancy, Jim and Jessica are authorized to utilize the security deposit to cover said damages or additional cleaning costs, including the billing of any additional amounts that exceed the deposit held and insurance will not cover. Jim and Jessica Miller are not responsible for articles left on premises. There will be a charge in addition to shipping charges for handling the return of any articles found while housekeeping. Lost & Found will be held for 30 Days. After such time all items will be donated to charity.

**8. CLEANING:** : The property will be inspected, sanitized and cleaned after your departure. We ask that the unit be returned in the same general condition that you received it. If a significant cleaning is required, appropriate charges will be deducted from your deposit of \$100. If you are towing the RV, please be sure to empty the holding tanks before the unit is brought back. If Renter would rather not empty or does not empty, Jim and Jessica Miller will empty for the Renter at an additional \$250 charge.

**9. PETS AND NO SMOKING POLICY:** We STRICTLY ENFORCE this policy. We know that dogs are a part of the family, however if they scratch, chew, urinate, defecate, or any damages to the RV there will be a \$100 fee per incident. There is absolutely NO SMOKING of any kind inside the RV. If there is any evidence of smoking of any kind inside the Rental, Jim and Jessica Miller reserve the right to charge \$500.00 to treat the property to get the smoke smell out of all furniture, walls, and bedding, linens.

**10. WHAT WE SUPPLY:** : Included in your reservation, Jim and Jessica Miller supplies the Rental with clean sheets and some kitchen/bathroom items. EACH ITEM TAKEN FROM THE UNIT WILL RESULT IN A CHARGE OF \$20 EACH FROM YOUR SECURITY DEPOSIT. Since we provide the normal amount of toilet paper, paper towels, sheets, dishes and other items to get you started, it may be necessary that you would need to bring additional items for your personal use during your visit.

**11. MILEAGE POLICY:** Jim and Jessica Miller use the rental companies policy.

**12. RENTERS LIABILITY:** : Renter(s) agrees to accept liability for any damages caused to the Rental by renter or renters guests, including, but not limited to, damage to the Rental in any way or damage to any appliances and/or equipment furnished. If damages are in excess of the security deposit being held, renter agrees to reimburse Jim and Jessica Miller for costs incurred to repair/replace damaged items that the insurance will not cover.

**13. HOLD HARMLESS:** : Jim and Jessica Miller do not assume any liability for loss, damage or injury to persons and/or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Jim and Jessica Miller accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our/its control.

**14. AWNING:** Due to the weather changing in a matter of seconds, the awning can be used at the renters risk. The renter is liable for any and all damages caused to and by the awning.

**15. ADDITIONAL TERMS AND CONDITIONS:** : The undersigned, for himself/herself, his/her heirs, they/theirs, assignors, executors, and administrators, fully releases and discharges Jim and Jessica Miller, from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her/their guests as a result of, or in connection with the occupancy of the premises and agrees to hold Jim and Jessica Miller free and harmless of any claim or suit arising therein. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs. If a guest violates any conditions of this agreement, Jim and Jessica Miller may terminate this agreement and enter premises. Upon notice of termination of this agreement, Renter shall vacate the premises immediately. In the event Jim and Jessica Miller have to resort to legal process to enforce rights under this Agreement, Renter shall be responsible for reasonable Attorney fees and costs.

**REMEMBER THAT YOU ARE RENTING OUR PRIVATE RENTAL.  
PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN  
HOME.**

RENTER PRINTED NAME: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

RENTER PRINTED NAME: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

RENTER PRINTED NAME: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

RENTER PRINTED NAME: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_