



Rental and Rules Agreement (SRA)

Rental Manager/Consigner: Inland NW Rentals LLC 509-903-9099

This Agreement applies to All RVs rented under Inland NW Rentals RV

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot of information, but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later. This agreement is a mandatory prerequisite to being allowed to rent the RV. This is a universal rental agreement that applies to all RVs we rent, and the occasional tent package. Note that we have a mixture of small, large and motorhome RVs. Note that there are helpful tutorials, and instructions for emergencies also!

1. **Training:** Before the start of your trip, it is required to complete a pre-rental orientation of the RV. This orientation will be 2 steps- first is a YouTube video that does a walk-through orientation you will be sent and must reply saying you watched it and feel free to share any specific questions. This video saves you and us time, and helps create confidence in knowing the RV so we can focus on demonstration during pickup. Second step is on arrival we will walk-through the RV and sign off departure forms, go over Q&A from orientation video and do demonstration of use of RV and hitching/parking/setup if a pickup rental. This will take about 20-45 minutes, depending on any prior experience you have with an RV. It takes time to do a thorough and complete walkthrough, so please plan accordingly. Motorhomes require a test drive together and all drivers present.
2. **No Refunds for Early Returns:** If you want to end your reservation early, we do not refund the unused days/time, regardless of weather or emergencies that may arise. This includes if you have been in a motor vehicle accident with the RV; 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.
****Accidents and Emergencies:** Safety is priority- always call us immediately and refer to roadside instructions given during pickup. We have a fleet account with Les Schwab and they are our first-line response for roadside. They can assist you with a full tire change in many areas, and replace our tires free or prorated under the hazard warranty. They can also provide emergency jump, fuel and basic roadside needs. Please Ensure you are in a safe location and call 911 for accidents, to have documentation the policy needs, make sure you are medically taken care of, and to get their help to assist and help determine fault to speed up the process. After calling 911 please call us and text your location, preferably with a GPS pin.
3. **Fee for Late Returns:** A fee of \$75 per hour will be charged if the RV is not ready for pickup/drop-off/delivery on the agreed upon time. If the RV is not on the location it is supposed to be for pickup and/or manager is unable to retrieve vehicle due to blocking of access, it will be checked in the next day, during daylight hours, and any applicable costs of additional night will be charged against your security deposit along with any reservations missed from this occurrence. If drop-off is not made by the cutoff time agreed on and it results in cancelling another reservation for the RV unit, the late renter will be liable for the cancellation fee and full cost of nightly rental plus \$250 for handling and revenue lost. The renter forfeits their right to complete a return walkthrough with owner, if the unit is returned at a time different than indicated in booking agreed time. All drivers/renters that will be driving or handling pickup/drop-off must be at least 25 years old and must be listed on the contract when you pick up the RV. I will also verify your driver's license for verification of who you are. In late drop-off/blocked access to retrieval, security deposit will be held and processed for any funds and fees owed after inspection at return.
4. **Travel Restrictions:** General rule of thumb for trailers is to maintain an 8 hour distance for emergency recovery. Exceptions are made with discussion and approval. Motorhome may be taken as far as 16 hours. No travel is allowed with this unit when **delivered** stationary unit only. Movement of this unit without prior authorization in writing from us will be subject to a \$1000 fine taken from security deposit in addition to any damage to RV. Stationary delivered insurance does not cover towing by anyone except us. In case of an emergency such as a sudden wildfire with evacuation, call us immediately, remove your belongings and leave the RV. Your safety is priority- the RV is insured! If you must vacate your rental early for other reasons, lock the RV up and hide the key inside the propane tank cover and notify us asap.
 - a. For pickup and towed rentals, we request a basic itinerary of destination so we can verify the fit, along with amenities and a rough idea of where the path is to assist in case of emergencies. Due to some RVs being larger than some first come first serve spots, it is imperative to plan your route and have reservations booked at least 30 days in advance or more for trailers longer than 25ft. Inland NW Rentals recommends using HipCamp, harvest hosts, boondockers

Renter Initials: _____

welcome, RVParky and GoodSam listings for campsites during travel. For RVs under 26 ft an itinerary and basic updates of changes of route during trip is approved.

The golden rule is communication. Please call us if plans need to be adjusted so we can help you. In the event of failing to communicate, the following rules are in place:

- If you give location of campsite and report you will have full hookups and do not rent a generator, and it is determined by GPS that the unit was used to boondock, and /or we receive a call that the batteries are dead from such, an automatic \$200 fine or \$45/night whichever is greater, will be charged due to battery revitalization required and possible other damage. A generator is required for all camping without electricity.

-If the renter submits going to a location that is not a large festival, or you share info that you will have full power hookups and it is found you went to a location without power and did not rent one of our generators, or are at festival that is a banned event (such as Burning Man) or you travel over 100 miles beyond given reservation location without prior notification and/or approval(for festivals) with a reply by phone/email/text with Inland NW Rentals, we have the right to retrieve the RV from any festival or dangerous situation, and charge \$500 fine for taking RV to alternate location on purpose without authorization. This information of location is for the ability to retrieve or help with rental due to emergencies. Exception for this is at the discretion of the owner and would be considered for emergencies that may occur related to the destination, such as being closed. ****Burning man: NO RV may be taken to burning man. Burning Man is a RV totaling location due to extreme corrosion from the playa dust. We do not allow rentals for this or within 4 hours of there, and this will result in a minimum of \$12,000 fine, and likely totaling of the RV.****

5. Campground Reservations: We are not responsible for campground reservations – including cancelations for COVID or facility issues, fire closures or weather. All campground reservations must be made separately from your reservation with us, 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. If a reservation gets cancelled the renter must find a new location and supply new details before rental start. First come first serve locations will not be allowed except for RVs less than 26 feet: Nomad Nobo, Summit motorhome, Retro Explorer-****** unless every site listed online specifically can accommodate at least 35 feet and renter is experienced in using and hauling RVs and is up front about plans so we can assist with setting you up for success, at the sole discretion of Inland NW Rentals LLC.
6. Tires: The tires on the RV have been inspected, air pressure topped off and checked, along with all other parts, prior to your rental period. If you were to notice a tire looks low, and a tire has low pressure you can refill it with air to exactly 65 and notify me. (Nomad is Load E and 80psi) Please look over the sidewall and tread in this event to make sure there is not damage that requires roadside/tire change. The correct PSI is 65, do not inflate more than 65 or less than 63 and this must be done COLD when the RV has not been towed for 4 hours. A towed “warm” tire can be 10-20% higher than cold. There is also a spare tire included on the rear bumper; in the rare event a flat tire/blowout occurs. Tires and damage from tire issues are the responsibility of renter, and we have hazard replacements for all of our RVs through Les Schwab if an event happens in a normal “lane of travel.” A pre-approved tire is the Les Schwan Matrix STR in 225/75/15 Load D. If you are not within Les Schwab range the only other acceptable tire is the Goodyear Endurance D rated for the size on the RV. Do NOT dispose of any tires that get damaged- we require the tire to be turned in and inspected if there was any tire issue or damage to the RV, and if you end up NOT using Les Schwab this is mandatory to get the tire covered and replaced by the Matrix or other related correct tire. We have a fleet account with Les Schwab. The tires do have warranties and if it meets their warranty, it will be replaced either free or reimbursed. For no boundaries travel trailer, approved fire is Falcon Wildpeak At3w or AT4W Load E only. If it is determined by tire replacement company that excessive speed or accident caused the damage/blowout this will be charged to the renter and or an insurance claim if damage is over \$1500. Motorhome tires are specific and we will supply those to renter based on motorhome unit.
7. **Dogs:** You must notify us of any animals you plan to bring & get owner approval *before* allowing a dog in the RV. There is \$60 per dog fee, max 2. Owner reserves the right to accept or decline any dog, for any reason. We cannot accept puppies under 8 months, or use of “potty pads” inside. No animal is allowed to remain inside the RV without its owners inside at any time

Renter Initials: _____

due to safety for the animal. During nighttime, use of a locking kennel recommended for any dog that chews, has accidents or is destructive at home, and required if you use one at home. Dogs are *not* allowed on any upholstered area due to the soft material and the risk of stains, smells, rips or other damage. We are happy to supply an extra sheet for covering the couch just in case, or you can bring sheets also. Any pet damage can and will be taken from security deposit. For extreme instances of evidence of pet urine or feces, you will forfeit your entire security deposit, and you agree to pay any excess damage fees until situation is fully remedied. If this affected an existing reservation a \$250 handling fee and any cancellation fees will be charged to damaging renter. If any large amounts of pet hair or stains or animal carpet damage are left upon return, you will be charged a \$300 Deep Cleaning Fee for it to be removed. (See Fees Addendum) We have yet to run into this, but need to put it out there.

8. LP (propane) Detector: The LP detector is present for your safety. It is **hardwired**. LP detectors that are hardwired are supplied power through the house batteries. This means if the house battery levels get low, they might not supply adequate power to the LP detector and it could start beeping. The Renter is responsible for maintaining the house battery level necessary to power the LP detector. If the detector beeps, check the battery level, and if below the 2/4 or 50% light, run the generator to charge. In the event of it beeping, also double check all stove burners and oven knobs to be cautious, however all propane is scented like sulfur.
9. Propane: The RV includes two 20lb propane tanks (except Nomad has 1) that come attached to the RV front. For deliveries, refilling is included. For pickups, you are to refill the tanks before returning trailer. If you do not have time to refill them, we offer PREPAID refilling, and will charge for tanks below 85% (by propane scale) on return if not prepaid. Fees for extra tank rentals at bottom of documents. Fees for tanks not filled before return and not arranged: 20lb: \$40 30lb: \$65 40lb: \$90 We do offer an optional 20, 30 or 40 lb. propane tank for longer trips or off-season stationary. Demonstration of taking on and off cover and tanks will be done during pickup. Please be sure tanks are secured and there is no leak/hissing by hose attachments. The tanks are stamped, tracked, and up to date so **tank exchanges are NOT allowed, only refills**. The tanks may be removed to refill with any vehicle within the last 24 hours of stay. Most truck stops, RV parks, Uhauls and hardware stores have propane refilling! Many farm and feed stores do also.
10. Waste Holding Tanks: Golden rule to prevent issues: When going #1, toss the paper in the trash. If you don't fill bowl halfway at least. For #2, before flushing, depress foot pedal 1/3 way and fill bowl as full as you can, then drop, and fill halfway again. The enemy of tanks is not enough water. There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, napkins, WIPES whether "flushable" or not, etc. OR large amounts of TP at once (like wrapped around your hand) 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 or professional servicing for objects like toys , wipes or tampons. You will be provided with rolls of RV safe toilet paper and we ask that this is the **only** thing put into the waste holding tank, and we highly recommend you use the bathroom trash and throw away toilet paper used for #1 to extend you tank capacity if your rental is for more than 3 days, or more than 3 people. Our other suggestion is to pleat the toilet paper VS wrap around in a circle/around your hand as this bunches up more. There is to be nothing other than sink or shower water put into the gray water holding tank (scrape food in trash, do not put coffee grounds, fat/oil or drain off fluids that may smell a lot so the RV doesn't smell. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning &/or repair to remove. Please keep drain catcher in place and empty into trash. There is also a drain catcher for hair in the shower. (continued)
 - a. CLOGS: Any and all clogs are the responsibility cost of the renter. We empty every single tank before every rental and do regular tank flushing. The #1 prevention technique is LOTS OF WATER. Fill that bowl all the way up to prevent dry clogs.
 - b. Waste holding tanks (Gray and Black) will be emptied onsite to sewer whenever available. Black tank is to be left closed during rental until you are actively emptying. Black tanks don't actually drain solids if they are left open and they smell bad faster. In the case you have full hookups, it is appropriate to empty black tank during rental, but there are specific steps to follow, including making sure ALL gray tanks are 100% closed during black tank emptying, waiting until black is over half full, and prepping with 5 gallons about of clear water when done. See ADDENDUM.

Renter Initials: _____

11. Cleaning: The prep fee does include standard sanitizing and laundry of linens with a basic vacuuming, dusting and mop. The RV must be returned with a clean interior as if you owned it and want it ready for your own next trip. "Clean" means, as you received it or better – as shown in the trailer condition acknowledgement. If you return/checkout at end of rental and the RV dirty, requiring more than 30 minutes of cleaning and sanitizing, you agree to pay a \$150 fee that covers up to an hour. If longer than an hour is required, a deep cleaning fee will be assessed. This includes stains, pet damage, excessive hair or strong odors requiring shampooing. Things like glitter, silly string, markers, hair color, nail polish etc can cause a lot of damage and should not be used in the RV. Sand and mud are also challenging to remove and I supply mud catcher mats at the door entry, and outside straw rugs to trap this. When dogs are in the rental it is expected to bring a bed/blanket from home or kennel for them to be comfortable and protect from damage.

11a. A Deep Cleaning Fee of \$300 will be assessed if RV is returned with the exterior very dirty requiring a full wash, mud and sand in carpeting or furniture or other deep cleaning otherwise indicated- this covers up to 2 hours of cleaning and stains etc. If the cleaning takes more than 2 hours, it is \$300 plus \$150/hr as we will have to bring in a cleaning crew. If there is paint overspray or damage to glass items, this will be additional as this is not "cleaning."

12. Awnings: We do not allow use of awnings for our rentals, and instead we send a 10x10 pop-up shelter with stakes and weights to be used in place of this. Not only is this affordable in case of damage for both parties, but it may be used anywhere in your camping spot. Do be careful of not catching awning arms on tress/ overhead coverings etc when moving RV.

13. Smoking/DRUGS: There is NO SMOKING or VAPING allowed in the RV. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected by odor, residue/physical evidence, you will be charged a minimum fee of \$1500 (relinquished deposit plus extra). NO EXCEPTIONS. Smoking leaves a strong deep odor and residues that require equipment rental and hours of cleaning. If this delays a reservation, renter will be liable for the cancellation fee of cancelled rental or difference in price for the unit to be exchanged. Any evidence of the storage, or the transportation of drugs, it will result in law enforcement being called for a report and to collect the evidence.

14. RV Refrigerator: The RV refrigerator needs to be level to operate correctly. For deliveries, the RV is setup for you and level on drop off and good to go. Please make sure the refrigerator doors are shut and CLICK every time or it will have issues cooling. Think of it as a giant vertical cooler. If the door is opened all the time, it won't efficiently cool. I share this tip for those with kids especially. For a pickup/drop-off rental you will need to use the supplied level for setup onsite to ensure it works well for you. Keep in mind that if you put room temp items in the refrigerator it will warm it up and take longer to cool. I recommend putting a few frozen water bottles in the fridge to keep it extra cool and put food in the fridge that is pre-chilled/cold. We will have the fridge turned on and cold at rental start.

15. Leveling and Hitching/unhitching with typical weight distribution hitch with built-in sway

Renter will demonstrate this, and basic steps are as follows: Please see video for help with this that we gave you access to.

16a. Get backed into/pull into site. **1 foot before you are where you want to be finally setup**, drop the stairs and check the level left side to right side in the middle of the RV like the kitchen counter/island to see if you need to roll up onto any leveling pads. Always roll forward or back another 1-2 foot each direction to see if that fixes leveling as it usually does!

To level- use MAX 3 blocks stacked ONLY on one side of the RV, stepping them into a ramp with support. You MUST use 2 people to spot when using blocks. Put leveling squares in front of both tires of that side, gently roll up, then check level for left to right level again. You need to be within the bubble to be level for the fridge. Once you achieve this, chock the tires in front and one behind a tire on the opposite side of the RV, not on the level-blocked side and use the provided rubber mallet or hammer to gently tap it in so there is tension against it. After this you can start the detachment process. Once fully detached, use level to check nose to tail near the center of the Rv on the floor or island, and lower front jack to where you are just inside the bubble. IF you are moving each night, you could leave truck attached if the side the side is level.

16b. **Removing equalizer bars** Step 1- RAISE the tongue/hitch with the truck attached until bars/chains can be popped off with the tool. (Taking load "up" and off pressure) Then lower the hitch, release the ball lock and raise trailer tongue off the vehicle's ball. This is the only safe and recommended way to remove the RV with an equalizer hitch.

16c. Once you are unhooked and level, you will now stabilize with the legs. These are NOT to be used to lift the trailer at all and doing so WILL cause damage to the legs or frame and bend them. In addition- **the stabilizers are not for leveling they are**

Renter Initials: _____

only for reducing “wobble and jiggle.” We do not have “leveling” RVs on our fleet. Press the stabilizer buttons to the jacks or use a drill with socket until the feet JUST take pressure. Do not go too fast or hard. I recommend finding the tension, then back off and enter slowly and push the trailer a bit to see if it has minimal wobble. The taller the stabilizer legs the more wobble you will always have it can't be 100% removed. If the front or rear legs are extra tall, use spare leveling blocks under them. These stabilizers are to reduce movement and help support the RV to feel more “home-like.”

16. Solar! If your RV has solar, the priority of solar is to recharge the batteries and if in optimum high sun conditions without trees, high cloud amounts or rainy weather, you may be charged enough to not run a generator and utilize the onboard inverter for small appliances short term. There is a lockbox over the inverter switch, and it is at our discretion to give the key for the inverter access, and it will only be given for renters with off grid and/or inverter experience due to possible damage. ****Inverters are not to be used for Air conditioners, heaters, microwave, air fryer, hot water kettle etc. Focus on small items. (powers the 120v outlets inside with the batteries.)** Not every RV has the same solar, batteries, or inverter, and you will receive RV specific details about this in your video orientation. Inverters are strictly NOT allowed to run the Air Conditioning. Doing so will fry the AC motor and will permanently damage the AC and require an expensive repair and also ruin your AC experience. There is an inline large fuse that will break if the inverter is used for a large appliance, and if this pops, you cannot reset it and it requires replacement and you will not have power. These items are not to be tampered with, adjusted, disconnected in any form. There is a basic breaker panel for outlets that can be easily reset without disturbing the system if you accidentally overload an outlet string. (a black medium rectangular panel.) Batteries are mounted and strapped in. **Turn OFF inverter when not actively using as it draws power by itself just being on.**

17. Generator Rental with RV: If you are camping without 20+ amps between May to September, or want to use air conditioning, you are required to use a generator that we supply. Air conditioners cannot be used with less than 30amps. Expedition is 50amps. If you opted for a generator add on with your rental, and 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 from demo of starting during pickup/handoff. The generator is inspected before/after all rentals. You will be responsible for the cost of repairing or replacing the generator if it is stolen or lost during the course of your rental period. You are responsible for all generator Propane tanks or gas cans and the operation of the generator during your rental period. If you expect to use more than 20 hours, we will send you with a small oil container. Check the oil after 15 hours of use. The generator WILL shut off if the oil gets low.

18a. Each generator is a fee per night that includes a 20 lb full propane tank and adapter regulator hose or 5 gallons of gas either inside or in a can. Generator is to be used outdoors only, but may be stored or transported inside the RV. **Please** use at least 3 hours a day in order to maintain batteries (every day, with only exception if battery is $\frac{3}{4}$ or higher on indicator inside RV. I recommend between 10am and 5pm, and generator is quieter the farther away it is (max length of cord)

****Regardless of power source, inline surge and overcurrent protector is required to be connected to end of RV plug and used at ALL times. Always start generator with nothing plugged in, and turn off AFTER everything is unplugged.**** There is a little plug in the outlet of the generator, which is to ground the generator for the surge protector.

18b. We have generators that fully power the RV. To use the Firman generator there is a short video on our YouTube, and there is a photo steps by the choke for it. You flip the red battery on button, move choke lever to “start” and turn fuel switch to “on” (all marked). Then pull the start until it catches. Allow to run a good 10-20 seconds if “cold” and then move choke lever to run. To use the Westinghouse inverter generator with propane there is a short video, and one of our models has a black choke knob to pull out during starting, and the other does not. Connect hose to generator HAND tight only. Then attach to propane tank, and slowly open valve all the way. Wait 2 minutes, then turn red switch on, and pull to start. (2-8 times usually) Allow to run 10-20 seconds, then push in choke if that model. The electric start model can be push-button started if used within 12-24 hours but can't start cold.

ALWAYS start generator with nothing plugged in, wait 1 minute, then plug in items. ALWAYS unplug everything from generator before shutting generator off. Do not leave the RV unattended while a generator is running. Do not run a generator overnight or while sleeping due to safety reasons. You, the renter, assume all responsibility for any and all damages caused to the RV & its appliances and systems by the use of a generator. Owner is not responsible for any damage to electrical, wiring, items plugged in, damaged converter or otherwise, regardless of generator as this is under your rental. Only supplied generator

Renter Initials: _____

may be used, as they are serviced and are powerful enough. *If your rental is an extended length, check the oil every week to make sure it doesn't need oil topped off. Oil is Castrol syntec 10w-30 fully synthetic oil, available at all common auto parts stores if needed.*

18. Odors/Cooking: We prefer renters cook outside with anything that can create a strong smell in the RV that is difficult to remove, such as the long-term storage or cooking of scallops, shellfish, elk, bear, etc. We request these be cooked outside the RV when possible, and vent fan over stove turned on. If food/cooking odors of these are detected and lingering at pickup, you will be charged and agree to pay the Deep Cleaning Fee of \$300. There is an outside kitchen and stove for your use which is similar to inside the RV that you can use the existing cooking item with.

19. Rooftop Usage: We **do not** allow the use of or walking on the RV 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. The owner is authorized to charge for repairs above security deposit by signing this agreement. This rule is enforced even if the RV has a ladder, which is for service only.

20. Rental Period: (date) _____, until _____ (date).

21. Damage/Minor Repairs: Small marks/damage a nickel or less is similar to a rental car and may occur from normal use. Anything that goes deeper than 1/8", large than a nickel or with items broken or pulled away from RV is damage. Any damages/issues/problems/repairs need to be reported to us immediately. If a potential repair is minor, you may make the repair after consulting us on what to do/use only if required to prevent water intrusion or to have normal use of the RV. Do not repair anything until you've spoken to owner about it, as RV repair is unique and many "quick fixes" are not the right repair and may involve expensive remedy to remove and do correctly. Replacement receipt for approved items must be brought back for reimbursement and are only approved for items discussed and at a price range discussed. If you purchase an item necessary due to an equipment failure (sewer or water hose, etc.) the item you purchased must be equal to or better but not above and beyond than item replaced, and the receipt must be surrendered upon return of the RV for reimbursement. Should you make a repair without consulting us first, or without following written/oral instructions given, you assume liability for the repair and any subsequent repairs needed along with cost of what you bought.

22. Appliances: The air conditioning, radio, microwave, refrigerator, hot water heater, television, stabilizing jacks, coffee maker, other appliances etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made, however we will do everything possible to remedy issue. Many times, it is a simple fix over the phone if you run into an issue! In case of any malfunction please contact us immediately for assistance and we will do our best to troubleshoot by phone. If the repair is critical (like water intrusion not related to a crazy storm or heat isn't working in the cold etc) we will either come out to you or send an RV technician. See comment about refrigerator tips. If a repair is needed, an RV technician will determine if it was related to the rental and renter repair cost or just an "RV HAPPENS," issue that we will cover.

23. Renter Damages: If the RV, 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, linens, cookware, dinnerware, kitchen items, hoses, cords, batteries and everything on the inventory list, etc., are damaged during your rental period you are responsible for paying all damages, whether you were specifically at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc). This also includes missing, exchanged or damaged propane tanks, hitch and equalizer bars if sent with RV. Generator, inverters, converters, missing surge protectors and or electrical damage by improper use or RV site electrical damage are included. All items are tested before rental and in full working condition. 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 or by live video on possession) If you are not booked directly with us, THE RENTAL PLATFORM (Outdoorsy, RV Share, etc) insurance policy does NOT cover interior damage or repairs unless you choose a specific package. I do not recommend bringing your most expensive items with you in case of act of nature. Damage to the interior or items of the RV is charged to the renter, via cash, venmo or stripe upon return for direct bookings, or charged to your security deposit etc platform procedures. If an insurance claim is made for an event, the deductible will be

Renter Initials: _____

charged to renter. Post-trip fees on rental websites beyond ours are due on return, and are usually separate from the security deposit which is sometimes solely for insurance claims depending on the website.

- 24. Camper Abandonment/Owner Retrieval:** If for any reason without prior approval you remove the stationary delivered RV from agreed and setup location, or it is not where it was left and setup at pickup time, or leave it abandoned without communication and there is damage or entry by foreign person or animals, you may be charged a \$2,000 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts/damage to/from the trailer. Abandonment means leaving the trailer before the end date/time of your rental period without prior approved and planned video walk-through return/end of rental that involves damage, or taking it somewhere undisclosed and leaving it or at a banned location such as burning man. If you have a mechanical issue arise, you are responsible legally to remain with the RV and work with us to get the repair arranged. In the event you abandon or move the RV against contract, you agree to waive your right to dispute any claims due to damages, overages, or vandalism. If trailer is abandoned/not returned more than 35 miles away, a mileage rate of \$6 per mile will be charged for retrieval, each total mile round trip, along with any cancelled rentals' total or difference in exchanged out RV, and working wages to time lost from job for persons coming to get RV, or a trucking company's fee to retrieve + 25%, along with any overnight stays required or flights to get to RV. We hope to never have to run into this, however there are occurrences with other businesses that prompts this clause.
- 25. Lockout/Lost Keys:** In the event a lockout occurs and you are within 1 hour away from Spokane, you agree to pay \$3/mile for each mile roundtrip, for Inland NW Rentals to drive, unlock RV and a fee of \$25 PER missing key. If owner is in route and key is found, you will only need to pay for mileage up to that point and to return home, round trip. If no lockout occurs but a key is missing upon return of RV, you will be charged a \$25 fee PER key. If RV OWNER isn't available or if distance or timing dictates, and 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. You may not call a locksmith without prior approval. Refer to this below also. Often, some roadside will cover this, however at no time is the RV allowed to be forced open, or any tools used that will damage the lock or RV, as there are master keys that prevent this need that a locksmith has.
- 26. First Aid Kit:** There is a basic first aid kit provided under the kitchen sink or under the bathroom sink. This kit has single use items like alcohol or antimicrobial wipes, gauze, medical tape, instant ice pack, burn care, etc. Please use what you need, should it become necessary – once it is opened, you will be charged \$35 (replacement value). Please take the kit with you if opened since the first aid kit is a bodily fluid/pathogen related item, and it is not possible for us to pass it from renter to renter. SEPARATELY, there is band-aids in bathroom.
- 27. GPS Tracking:** The RV has been equipped with a GPS tracking device for safety and must not be removed/unplugged for any reason. GPS may be used to monitor speed and final destination and help in an emergency. Do not tamper with, move or remove GPS tracker. Loss of security deposit may occur for this. Tracker will be referenced in event of accident and or damage and is not limited to use by law enforcement or insurance in case of injury to persons or property. We may also reference this for roadside assistance connection, and if there is a tire blowout, as speed is a major factor.
- 28. Personal Property:** The personal property you bring is your responsibility, and by signing this agreement, you release the RV 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 RV during your rental period and day of return, regardless of why. RVs are not perfect, and they are not a brick and mortar home. Sometimes moisture happens, bugs happen etc when in the woods.
- 29. Personal Injury:** You release any and all RV owner(s) and Inland NW Rentals, LLC 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, belongings, appliances and or electronics, or relatives or during your rental period including before pickup, during handoff, return period, also including release of liability and to hold harmless when on any storage, private, public or other meeting locations including but not limited to 11824 E 8th Ave Spokane Valley, WA. Camping and use or RVs can put persons at risk for possible injury and exposure to elements, which is known and accepted as a known risk by renters.

Renter Initials: _____

- 30.** Rental Period Extension: If, for any reason, your rental period is extended with written permission by email or text, 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. All extensions are required to be approved by both parties in writing on platform or by email/text for direct bookings at least 24 hours before end of original rental period, and will be charged before extension begins. If this charge does not go through successfully when sent, reservation will not be extended. If you do request and are denied an extension and the RV is not returned on time and with communication of any delays, the owner will come to retrieve the RV and the renter will be liable for mileage and time at the rate of \$6/mile for each mile roundtrip. If in the case the RV is more than 3 hours away there is an additional \$350 fee to cover exceptional time and distance. If the RV being late affects an existing rental, you will be charged their cancellation fee or price difference to substitute another unit, plus \$250.
- 31.** RV Return: When RV is picked up or returned from towing, you agree that it will be emptied out of belongings, free from new damages, cleaned, and ready to walk-through and owner to access freely and hookup to tow vehicle to move. If there are damages, please be up front and share as soon as an issue happens, so owner can prepare for repair and order parts, or help while rented. Once the RV has been unhitched from renter vehicle or hitched up to property manager's tow vehicle, the RV will not be allowed to be accessed by guests, and the rental period will be considered complete. (This is for insurance purposes) A preliminary walk through will be completed before this, and Photos will also be taken by owner for reporting to rental platform or insurance and proof of condition and a return form completed together. Once a thorough inspection has been completed by the RV owner, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable. In circumstances if required, a live video walkthrough can be done for return renters and case by case basis, which includes waiving the right to dispute damages found due to not doing in person for handoff, and can be done by Zoom with esign departure/handoff form or without renter on request for travelling renters. In addition, any issues found on pickup by Inland NW Rentals will be documented, photographed and followed through as normal, based on photo and inventory evidence.
- 32.** Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. We are here to help you and work with any issues but sometimes things happen. This includes, but is not limited to, flat tire(s), weather, any and all systems within the RV that were working at pickup/handoff (refrigerator, heater, A/C, LED lights, etc.). Damages to any part(s) of RV, whether the renter was at fault or not, occurring during rental, or due to renter's or any guests' negligence or inadvertent cause do not constitute a refund/credit. Everything is in working condition at pickup/drop-off/delivery.
- 33.** Starlink- Actuated Standard high speed low lag dish with built-in power supply and router. Higher-end model that auto adjusts to best signal once initially angled with Starlink app. There is no refund for obstructed view and signal from clouds/rain/weather/trees/buildings etc. For rentals over 5 days, unlimited service will be active. This item is \$1500, and an additional \$500 security deposit will be authorized.
- 34.** Dry Camping/Boondocking: Camping without hookups (water, sewer, power) restricts the capabilities of the RV. You are limited to fresh water tank capacity, black & gray tank capacities, battery capacity and propane capacity. These things need to be recharged, refilled, dumped, etc. These things are the responsibility of the renter to monitor and handle as needed and are educated during orientation. We start you with prepped black tank, empty gray tanks, a full water tank and full batteries and propane tanks as part of the rental. We, as owners and managers, take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should you choose to dry camp/boondock, you take full responsibility and liability for the limited capabilities and capacities, and any unmet expectations due to use without hookups. If you do not have 30amp electrical hookup, you are required to rent a generator. We do not refill or swap out propane during rentals.
- 35.** Security Deposit: Your security deposit will be refunded (by the rental platform or us) after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere up to 72 hours post rental period.

Renter Initials: _____

- 36. 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.
- 37. Modifications/Waivers:** No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document which the owner(s) signed.
- 38. 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 RV owner(s) and/or Inland NW Rentals, LLC any monies due and allow the rental platform company/Inland NW Rentals LLC to charge your credit card on file for said charges, plus processing fees of 5%. This is enforceable in court and an agreement to pay.
- 39. Prohibited events:** Burning man is black rock city desert in Nevada and 100% prohibited. Events such as Paradiso or like large drug-heavy festivals are considered on a case per case basis and require a larger security deposit which will be charged and refunded.
- 40. Hold Harmless:** Renter agrees to hold harmless the owner of the rented RV and Inland NW Rentals LLC, at all times, for all situations. Renter assumes all risk when renting and using RV and add-ons, and if owner is not Inland NW Rentals LLC, neither shall be held responsible for any accident, injury, loss of income, loss of life or loss of/or damage to personal property. Owner nor Inland NW Rentals LLC assume no liability for how the RV is used during the rental period, and education and videos are sent and required for safe and correct use.
- 41. Tolls, parking fees ETC.** These are renter fees that will be mailed to us if you do not pay by law as required. These will be charged to card on file with an invoice +8% administrative fee at time or bill received. A copy will be emailed over to renter at time of charge.
- 42.** This agreement serves as a primary agreement for direct bookings, and a supplement to the rental agreement on platforms or websites, regardless of the rental platform (Outdoorsy, RV Share, etc) and supersedes all contradictory terms of the platform rental agreement, if any when it pertains to owner and renter. This agreement also supersedes any contradictory terms and conditions listed on the rental platform, and is enforceable by law and in the courts, including but not limited to small claims.

Renter(s) Signature

Date

Renter(s) Printed Name

Renter Address and Phone Number

Inland NW Rentals LLC

Renter Initials: _____

SELECTION OF Add-On for Extra Fee

Initial items you would like to add. *Note- Prices higher on platforms due to extra fees we pay*

___ \$100 optional pre-paid cleaning fee for normal dirtiness: "I do not want to clean the trailer before return"
Please note article #11 above for deep cleaning

___ \$80 Dump grey and black tank for me! (for pickup only as delivery includes this)
***This is a fee of \$100 if this was not pre-selected and tanks are not empty.**

Generators

___ \$60/night Westinghouse 4500dfc Inverter Generator (propane only) 52DB. Unlimited hours
-Comes with filled 20 lb propane tank and hose. Refill before drop-off is required to pick up rentals.

___ \$50/night Firman 7500w Generator (propane only) 74DB. Unlimited hours
-Comes with filled 20 lb propane tank and hose. Refill before drop-off is required to pick up rentals.
*If staying for more than 4 days, 40 lb or extra 20 lb tank is recommended for this vs 20 lb. Renter is responsible for refilling tank during rental if it runs out, and refilling before drop-off for pickups.

___ \$25/night Smarter Tools 200w Generator (gas) 51Db. 4 hours/day. Comes with a 5-gallon gas can.
Any extra fuel needed beyond supplied fuel is up to the renter. *(Only beneficial in winter for this RV)*

___ \$40 Concert/Boondocking package (6-8ft table, chairs for # of people, 2 paper towels, 4 meals of disposable plates/utensils/cups extra bed linens)

___ \$20/night Propane outdoor firepit 58k BTU with 20lb tank (no refill required for 3+ nights)
(allowed at Gorge and during burn bans!)

___ \$15/night Propane BBQ Flattop Griddle, portable with propane hose for RV OR 1 lb tank

___ \$35 Extra 20 lb propane tank rental (do not need to refill id added as extra rental)

___ \$60 Extra 30 lb propane tank rental (do not need to refill if added as extra rental)

___ \$80 Extra capacity 40 lb filled propane tank rental (do not need to refill as extra rental)

___ \$35/each 20lb and \$60 each 30lb PREPAID prearranged propane tank refill on return (or fee +\$5 if not refilled and not selected) This applies to the onboard 2 tanks for RV, not extra rentals. If tank is 85% full by propane scale, we will not charge fee.

___ \$15 Extra sheets and blankets for all beds requested during booking.

Renter Initials: _____

___ \$50 Prepaid grocery pickup from Walmart or Fred Meyer in Spokane valley, 24-48 hrs. before rental at arranged agreed time, loaded into RV.

___ \$60/trip per dog (max 2). Nonrefundable for extra cleaning and deodorization.
*This does not include a deep cleaning fee and no dog is to be left alone inside.

___ \$75/rental 28 gallon rolling portable WASTE tank toter. *Renter must empty and rinse! \$50 fee if returned not empty.

___ \$30/nt Starlink Actuated Roam Wifi. High speed low lag auto-adjusting dish with Router build in.

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/Rvshare/Rvezy or other platform and direct bookings, and **Inland NW Rentals LLC** TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

SMOKING IS STRICTLY PROHIBITED: **\$1500+** fee will be assessed if the smell of smoke, or physical evidence of smoking is detected in the RV, plus damage and remediation. This is a relinquishing of security deposit plus additional charges as related.

LATE RETURN: **\$75** per hour charge will be assessed if RV is returned 30 minutes later than arranged time, or not ready for pickup at agreed upon time. This also applies to waiting for arrival at pickup time if not arranged otherwise.

PETS: Pets authorized by owner at time of pickup or before are welcome in the RV with a \$60/per dog fee at the max of 2, but unauthorized unapproved animals or more than 2 are an automatic \$250 fee per animal. 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/odor, claw/scratch/chew marks, damage to furniture and anything else related to a pet cause including exterior or add-ons rented. If an animal is not reported and signs of animal are found on drop-off, deposit with automatically be held until fully inspected for damage. Service animals are required to remain with their owner at all times, not to be left in RV alone and on their best behavior without evidence of being there or damage. Please plan for your pet accordingly if they shed a lot and bring sheets and vacuum while running generator, to prevent deep cleaning fees and make it best for both of us. Vacuums, brooms, entry rugs are supplied to use during your rental. **Any large amounts of pet hair left upon return will be subject to cleaning fees.

PROPANE: Any missing / exchanged (you must always refill the tank, no exchanging pre-filled tanks) or damaged 20 lb propane tank will be a **\$75** charge per tank, 30lb **\$110** and a 40 lb tank will be **\$150**, or the cost of repair if less, plus refill of propane, and will be assessed fee if propane tank(s) need repair or replacement due to physical damage. This also applies if you "exchanged" the tank instead of refilling, and applies to each tank. All tanks are maintained per propane regulations and inspected before each rental.

PROPANE NOT REFILLED: \$40 per 20 lb tank, \$65 per 30 lb tank, \$85.

CLEANING: You may prepay a cleaning fee that includes up to 59 minutes of cleaning for **\$100**. For non-prepaid or excessive cleaning: **\$150** cleaning fee for greater than 30 minutes but less than 60 minutes of cleaning, 1-2 hrs. of Deep Cleaning is a Fee of **\$300**. Cleaning beyond 2 hrs. is **\$300 plus \$150/hr** as we will have to hire a cleaning crew for this. These charges will be assessed if RV is returned unclean or in a condition less than received AND requires extensive

Renter Initials: _____

amounts of effort to clean or recondition. This includes stained interior or excessive linen stains and or appliances left very dirty. If cleaning is beyond 2 hours this is assessed.

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 If for any reason without prior approval you remove the stationary delivered RV from agreed and setup location, or it is not where it was left and setup at pickup time, or leave it abandoned without communication and there is damage or entry by foreign person or animals, you may be charged a \$2,000 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts/damage to/from the trailer. Abandonment means leaving the trailer before the end date/time of your rental period without prior approved and planned video walk-through return/end of rental that involves damage, or taking it somewhere undisclosed and leaving it or at a banned location such as burning man. If you have a mechanical issue arise, you are responsible legally to remain with the RV and work with us to get the repair arranged. In the event you abandon or move the RV against contract, you agree to waive your right to dispute any claims due to damages, overages, or vandalism. If trailer is abandoned/not returned more than 35 miles away, a mileage rate of \$6 per mile will be charged for retrieval, each total mile round trip, along with any cancelled rentals' total or difference in exchanged out RV, and working wages to time lost from job for persons coming to get RV, or a trucking company's fee to retrieve + 25%, along with any overnight stays required or flights to get to RV. We hope to never have to run into this, however there are occurrences with other businesses that prompts this clause.

GENERATOR: If generator or related hose is damaged, missing or broken in anyway owner will either charge for the repair estimate/invoice if reparable, or full replacement cost of same generator or comparable option if no longer in production. Generators generally do not depreciate within 10 years. **These generators start at \$750 and go up to \$1500. Please care for them and keep them locked with a cable when not onsite.**

BATTERIES: The batteries upon start of rental are in fully working condition and accept charging without issue and are full before leaving on rental. If the batteries are drained past 50% (for non-Lithium) there is a risk of them failing and not accepting charge, as wet or AGM batteries should never be run past 50%. Batteries should be charged daily by Shore power plugin or generator at 3 hrs. a day, minimum, which is why we require generator rental and include unlimited hours and propane or gas to get you through a few days. Battery failure will be responsibility of renter and replacement is **\$350** a battery.

TIRES: Please call us for issues! Tires if damaged or blown are the cost responsibility of the renter. Only approved tires will be allowed. On rental start all tires are inspected, photographed/video recorded and PSI is 65 for Load D and 80 for Load E. The lug nuts are torque spec at 120 ft/lb or what motorhome requires. **Les Schwab is our tire company and a call to your nearest Les Schwab or us may allow a free repair/change-out and possibly free tire!** If not covered by hazard warranty, cost of tire and taxes and disposal is due by renter due directly to Les Schwab. We have roadside 24/7 through Les Schwab Tire, and they will need your RV details (Name and license plate) and our name. No renter is authorized to charge our account for roadside, and all charges are the responsibility of the renter at time of event. If the issue happened during normal lanes of travel on roads, the tires should be covered. Spare tire is mounted and able to be placed on by any roadside also, but make sure to keep the bad tire to replace. Current approved tires are: Les Schwab Matrix STR Load D or (only if Les Schwab is not within distance to come to you, which must be exhausted first) Goodyear Endurance Load D. For the No Boundaries 16.6 trailer the tire is the Falcon Wildpeak AT3W(or AT4W) in Load E only. Cost is typically \$170-200/tire. If a flat occurs, Les Schwab WILL replace the tire for FREE unless damage was grossly negligent (hitting object) if you take the tire in after having it changed by roadside or if they are deployed by us to assist you.

****ALL ADD-ON FEES OR DAMAGES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 6%. This is to cover fee charged by processing and platforms.**

Renter Initials: _____

Renter Signature and Date

Renter Printed Name

Inland NW Rentals LLC

Waste Tanks Addendum HELPFUL info

Most renters have many questions and concerns regarding holding/waste tanks. 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 orientation and training regarding the proper dumping of these tanks. There are step by step instructions by video on our website also. 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 or text us with questions for waste tank dumping or other issues during the course of your RV rental.)

Rule #1: DO NOT ever leave grey tank valves open and draining on natural ground during usage without hookups. Grey should still be held until full, then dumped all at one, and never ever leave black tank open at any point, even if on full hookups.

Rule #2: Do not use black tank flush, or any flushing device that attached to dump valve. Flushing is the sole responsibility of Inland NW Rentals due to risk of sewage backup when not done exactly right. RV safe toilet paper will be provided and be the ONLY thing put into the black tank. No other items, including other kinds of toilet paper, feminine napkins or tampons, diapers, tissues, paper towels, allowed or a clog may result.

***We recommend you place toilet paper for urine only in the provided waste basket as trash is included at all campground and park locales for free. We provide extra bags. It will greatly extend the slowing of filling the tank up for your use.**

--There is to be NO food, especially stinky or fat based items or meat juices/drainage put into placed into the gray tanks. Please scrape plates into trash and use sink strainer to remove food particles. Otherwise, it may result in a clog that will require extensive cleaning to clear. We provide hair strainers and food strainers for kitchen and shower drains.

--Waste holding tanks (Gray and Black) valves should be CLOSED on drop-off and empty (unless pre-paid and notified we are emptying) and the screw cap left on and snugged. For deliveries, managers will dump rinse and unhook and renters do not need to worry about this. You will arrive with tanks clean, closed and 5 gallons of water with bio-chemicals added so it is ready for your use. The secret to a healthy holding tank that drains is lots of fluid/water and little paper/etc.

Basic steps: First put on gloves and remove box with hoses inside the front **driver** storage pass-through. The hose and parts are inside a drawstring trash bag to keep separated. Get hose elevator/steps (usually black) out and create a path from rear black/grey valve to septic drop. Next remove cap to rear valve and connect hose, being sure not to get lid string in it, and ensure it is 100% engaged in connectors- you may need to get on a knee to turn hard. Pull hose to length to drop and place on elevators, keeping hose as short, straight and close up as possible. Place end with 90-degree adapter into septic drop and place heavy lid, rock or a **helper's foot over drop elbow to ensure it stays in place (very important)**. **Gently pull the valve on the right called black without using heavy force**. Then set a timer for 10 minutes. Once time is up (it will trickle silently for a while) close black valve with gentle inward pressure a gentle wiggle at the end. Then repeat with grey valve. Allow to drain grey until no trickle is heard (3-5 mins). Close valve, remove hose and replace cap securely. Repeat process for kitchen grey valve halfway down the driver side if the RV has one. Doing these steps in order allow the hose to be rinsed as much as possible. If there is a "non-potable/dirty" water hose at dump site please run water through drain hose, then allow to drain, place in bag, place in box and put back. Remove gloves, then put hose elevator away and double check all dump caps and lock storage compartment.

****ALL after-rental ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 5%.**

Renter Initials: _____

Renter(s) Signature

Date

Renter(s) Printed Name

Inland NW Rentals LLC Keven Bolinger or Lara Eastman

RENTAL AGREEMENT TERMS AND CONDITIONS ("Terms & Conditions") MBA Commercial Insurance

1. **Definitions.** "Agreement" means all terms and conditions found in these Terms & Conditions, the Face Page, any addenda and any additional materials that we provide and that you sign at the time of rental. "You" or "your" means the person identified as the renter in this Agreement, any person signing this Agreement, any Authorized Driver and any person or organization to whom charges are billed by us at its or the renter's direction. All persons referred to as "you" or "your" are jointly and severally bound by this Agreement. "We", "our" or "us" means the rental company named in this Agreement. "Authorized Driver" means the renter and each driver permit to drive the towing vehicle with the Vehicle in tow. Every Authorized Driver must have a valid driver's license and be at least age 25. "Vehicle" means the non-motorized towed recreational vehicle identified in this Agreement and each vehicle we substitute for it, all the Vehicle's equipment, awnings, keys and Vehicle documents. **The Vehicle may be equipped with global positioning satellite ("GPS") technology or another telematics system and/or an event data recorder, and privacy is not guaranteed.** "Loss of Use" means the loss of our ability to use the Vehicle for our purposes due to Vehicle damage or loss during this rental, including, without limitation, use for rent, display for rent and sale, opportunity to upgrade or sell, or transportation of employees. "Diminished Value" means the difference between the fair market value of the Vehicle before damage and its value after repairs as calculated by a third-party estimate obtained by us or on our behalf. "Charges" means the fees and charges that are incurred under this Agreement. "Rental Period" means the period between the time you take possession of the Vehicle until the Vehicle is either returned to or recovered by us and checked in by us. "Vehicle License Fee," "Vehicle Licensing," "Vehicle License Prop Tax," "Vehicle License Cost Recovery Fee," or "Motor Vehicle Tax" means a vehicle license cost recovery fee based on our estimated average per day per vehicle portion of our total annual vehicle licensing, titling, and registration costs or as otherwise defined under applicable law.
2. **Rental, Indemnity and Warranties.** This is a contract for the rental of the Vehicle. We may repossess the Vehicle at your expense without notice to you if the Vehicle is abandoned or used in violation of law or this Agreement. You agree to indemnify us, defend us and hold us harmless from all claims, liability, costs and attorneys' fees we incur resulting from, or arising out of, this rental or your use of the Vehicle or our repossession of it. **We make no warranties, express, implied or apparent, regarding the Vehicle or Optional Equipment, no warranty of merchantability and no warranty that the Vehicle or Optional Equipment is fit for a particular purpose.**
3. **Your Representations and Warranties.** You represent and warrant that: **the towing vehicle that you use during the Rental Period has the capacity to tow the Vehicle; any load will be properly loaded and placed for safe operation of the Vehicle; and you will ensure that when towing the Vehicle, it is properly secured and connected to the towing vehicle and will use safety chains, cables, locking devices and other similar devices meeting the requirements of applicable law.**
4. **Condition and Return of Vehicle.** You must return the Vehicle to our rental office or other location we specify, on the date and time specified in this Agreement, and in the same condition that you received it, except for ordinary wear. You must empty waste tanks and refill propane or arrange for us to ahead of time. If you wish to extend the Rental Period, you must have an agreement with us in writing by text or email and difference in payment paid in full 24 hours ahead. If the Vehicle is returned after closing hours against our agreement, you remain responsible for the loss of and any damage to the Vehicle until we inspect it upon our next opening for business, and Charges will continue to accrue for another night and late fees of \$75/hr we waited before informing renter the time is up due to other obligations. If this interferes with another rental, see above #3. Service to the Vehicle or replacement of parts or accessories during the rental must have our prior written approval.
5. **Responsibility for Damage or Loss; Reporting to Police.** You are responsible for all damage to or loss or theft of the Vehicle, including damage caused by weather, acts of god, road conditions or terrain conditions. Your responsibility will include: (a) all physical damage to the Vehicle measured as follows: (i) if we determine that the Vehicle is a total loss, the actual cash value of the Vehicle, (ii)

Renter Initials: _____

if we determine that the Vehicle is repairable: (A) the difference between the value of the Vehicle immediately before the damage and the value immediately after the damage; or (B) the reasonable estimated retail value or actual cost of repair plus Diminished Value; (b) Loss of Use, which is measured by multiplying your daily rental rate by either the actual or estimated number of days from the date the Vehicle is damaged until it is replaced or repaired, which you agree represents a reasonable estimate of Loss of Use damages and not a penalty; (c) an administrative fee, calculated based on the damage repair estimate as follows, which you agree is reasonable: 8% for insurance claims; (d) towing, storage, and impound charges and other reasonable incidental and consequential damages; and (e) all costs associated with our enforcement of this Agreement or collection of Charges, including attorneys' fees, collection fees, and costs whether or not litigation is commenced. You must report all accidents or incidents of theft and vandalism to us and the police as soon as you discover them.

6. Prohibited Uses. The following acts or uses of the Vehicle are prohibited and constitute material breaches of this Agreement: (a) **Towing the Vehicle:** (i) by anyone who is not an Authorized Driver, or by anyone whose driver's license is suspended in any jurisdiction,, or under 25 (ii) by anyone under the influence of drugs or alcohol; (iii) by anyone who obtained the Vehicle or extended the rental period by giving us false, fraudulent or misleading information or without full approval and payment before extension; (iv) in furtherance of an illegal purpose or under circumstance that would constitute a violation of law other than a minor traffic citation; (v) for commercial purposes without our written consent, including for filming or being paid while using by others; (vi) to carry dangerous or hazardous items or illegal materiel; (vii) outside the United States or Canada; (viii) when loaded beyond the manufacturer's suggested tow rating for the Vehicle; (ix) when driven through or under an underpass or other structure without sufficient overhead or side clearance or when driven on unpaved roads; (x) when it is reasonable to expect you to know that further operation would damage the Vehicle; (xi) in a manner that causes damage to the Vehicle due to inadequately secured cargo; (xii) with your towing vehicle when your vehicle has insufficient towing capacity as determined by the manufacturer of your vehicle or overloaded the capacity; or (xiii) by anyone who is sending or receiving an electronic message, including text (SMS) messages or emails, while operating the towing vehicle; (b) Failing to properly load materials and distribute the weight of those materials to allow safe operation of the Vehicle; (c) Failing to properly secure the vehicle to the towing vehicle; (d) Failing to summon the police to an accident involving the Vehicle; (e) Damaging the Vehicle by your intentional, wanton, willful or reckless conduct; (f) Transporting an animal (other than a service animal) in the Vehicle without our written consent; (g) Sitting, standing or lying on the roof or exterior of the Vehicle; (h) Transporting passengers in or on the vehicle while the Vehicle is being towed; (i) Placing signs or lettering on the outside of the Vehicle or defacing the vehicle in any way; (j) Placing loudspeakers or other sound equipment on the exterior of the Vehicle; (k) Failing to use the Vehicle in compliance with all instructions and warnings provided by us; (l) Using fuel with an octane rating lower than 87 or higher than 93 (m) Smoking, vaping or drug use in the Vehicle. **PROHIBITED USE OF THE VEHICLE VIOLATES THIS AGREEMENT AND VOIDS ALL INSURANCE COVERAGE (WHERE PERMITTED BY LAW), resulting in damage due by renter violating these predictable situations.**

7. Optional Equipment. We offer certain Optional Equipment, including Bluetooth backup camera, Generators, propane fire pits, grills, etc linen packages upon request and subject to availability for your use during the rental at an additional charge. **All Optional Equipment is rented AS IS and must be returned to us at the end of the rental in the same condition as when rented.** If you rent a GPS device, you should review the operational instructions before leaving the rental location.

8. Insurance. We provide collision and comprehensive insurance on the Vehicle with a deductible. You are responsible for the deductible amount. This insurance does not cover Loss of Use or our administrative expenses incurred processing a damage claim or interior personal belongings. Coverage is void if you materially breach this Agreement, or if you fail to cooperate in any loss investigation conducted by us or our insurer. You must: (a) report all damage to us and all accidents to us and the police as soon as you discover them and complete our incident report form; and (b) provide us with a legible copy of any service of process, pleading, or notice of any kind related to an accident or other incident involving the Vehicle. Non-towed minimum state bodily injury and property damage is also included in this WA state policy. **You are responsible for all damage to the Vehicle that is not covered by our insurance policies or that is in excess of our insurance limits. We do not provide liability insurance coverage on the Vehicle. You are responsible for all damage or injury you cause to third parties and agree to provide liability insurance coverage on the Vehicle through the insurance policy that covers your towing vehicle, a separate purchase offered by MBA not Inland NW Rentals LLC.**

9. Charges and Costs. You permit us to reserve against your credit/debit card ("Reserve/capture/charge") or take a cash deposit ("Deposit") at the time of rental 24-48 hours head or rental start, a reasonable amount in addition to the estimated charges. We may use the Reserve or Deposit to pay all Charges. We will authorize the release of any excess Reserve or refund any excess Deposit after the completion of your rental. Your debit/credit card issuer's rules will apply to your account being credited for the excess, which may not be immediately released by the card issuer, and refund of your Deposit may require up to 30 days to process and return up to the bank processing. You will pay us, or the appropriate government authorities, at or before conclusion of this rental or on demand all Charges, including: (a) base rental rate for the Rental Period; (b) optional products and services you purchased; (c) taxes and surcharges; (d) all expenses we incur in locating and recovering the Vehicle if you fail to return it or if we elect to repossess

Renter Initials: _____

the Vehicle under the terms of this Agreement; (e) all costs, including pre- and post-judgment attorney fees, we incur collecting payment from you or otherwise enforcing our rights under this Agreement; (f) a surcharge if you return the Vehicle to a location other than the location where you rented the Vehicle or if you do not return it on the date and time due, and you may be charged the standard rates for each day (or partial day) **after the due-in date**, which may be substantially higher than the rates for the initially agreed rental period if a special or promotional rate applied to the initially agreed rental period; (g) replacement cost of lost or damaged parts and supplies used in Optional Equipment. **All Charges are subject to our final audit. If errors are discovered after the close of this transaction, you authorize us to correct the Charges with the payment card issuer.**

10. Your Property. You release us, our agents and employees from all claims for loss of, or damage to, your personal property or that of any other person, that we received, handled or stored, or that was left or carried in or on the Vehicle or in any service vehicle or in our offices, whether or not the loss or damage was caused by our negligence or was otherwise our responsibility.

11. Responsibility for Traffic Violations, and Other Charges. You are responsible for paying the charging authorities directly all parking citations, photo enforcement fees, fines for toll evasion, and other fines, fees, and penalties (each a “**Violation**”) assessed against you, us or the Vehicle during the Rental Period. If we are notified by the charging authorities that we may be responsible for payment of a Violation, you will pay us or a processing firm (“**Processor**”) of our choosing an administrative fee of up to \$50 for each such notification. You authorize us to release your rental and payment card information to a Processor for processing and billing purposes. If we or the Processor pay a Toll or Violation, you authorize us or the Processor to charge all such payments, service fees and administrative fees to the payment card you used in connection with this rental.

12. Our Responsibility to You if the Vehicle becomes Inoperable due to an issue deemed not related to your rental and cannot be repaired within 72 hours. If the Vehicle becomes inoperable for more than 72 hours, our liability to you is limited to the daily rental rate times the number of days the Vehicle is inoperable. You may not abandon the vehicle in this event, and agree to work with us to get transport connected. We will always do everything we can do get things back rolling as fast as possible within reasonable means.

13. Personal Information. You agree that we may disclose personally identifiable information about you to applicable law enforcement agencies or to other third parties in connection with our enforcement of our rights under this Agreement and other legitimate business functions. Questions regarding privacy should be directed to the location where you rented the Vehicle.

14. Miscellaneous. No term of this Agreement can be waived or modified except by a writing that we have signed. This Agreement including all above pages in entirety constitutes the entire agreement between you and us. All prior representations and agreements between you and us regarding this rental are void. A waiver by us of any breach of this Agreement is not a waiver of any additional breach or waiver of the performance of your obligations under this Agreement. Our acceptance of payment from you or our failure, refusal or neglect to exercise any of our rights under this Agreement does not constitute a waiver of any other provision of this Agreement. You waive all recourse against us for any criminal reports or prosecutions that we take against you that arise out of your breach of this Agreement. Unless prohibited by law, you release us from any liability for consequential, special or punitive damages in connection with this rental or the reservation of a vehicle. If any provision of this Agreement is deemed void or unenforceable, the remaining provisions are valid and enforceable. This Agreement will be governed by the substantive law of the jurisdiction where the rental commences in Spokane county, Washington, without giving effect to the choice of law rules thereof, and you irrevocably and unconditionally consent and submit to the nonexclusive jurisdiction of the courts located in that jurisdiction.

Basic MBA Towable Policy # 01C405037

Renter(s) Signature

Date

Renter(s) Printed Name

Inland NW Rentals LLC Keven Bolinger or Lara Eastman

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