

Supplemental Rental and Rules Agreement

2022 Forest River Cherokee Alpha Wolf aka Alan
Owners: Mike Obermark (916)316-3675, Angie Obermark (916)7687962

We are so happy to be hosting your trip and want this rental to be fun and stress-free for both of us! We treat this RV like it is our home and ask that you do the same. Please feel free to print, read, and fill out this document to expedite pick-up process.

1. Training: Before the start of your trip, it is required to complete a pre-rental orientation of the RV. This orientation can take up to an hour, depending on any prior experience you have with a RV. It takes time to do a thorough and complete walkthrough, so please plan accordingly.

2. Rental Period: _____ at ____: _____ am/pm, until _____ at ____: _____ am/pm.

3. Pickup and Return times are flexible. Drop-offs must be before dark to allow for inspection. Let us know what works for you, and we will do our best to make it happen.

4. Travel Restrictions: No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit.

5. Toll Roads, Red Light Cameras: If the Owner(s) receive any tolls, tickets or fees related to your rental, the Renter agrees to pay a \$25 administration fee plus the cost of the bill for EACH invoice.

6. Campground Reservations: The Owner(s) are not responsible for campground reservations – including cancelations for COVID. All campground reservations must be made separately from your RV rental. 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, outside of our standard refund policy listed on the rental platform (Outdoorsy or RVshare)

7. Slide: Always ensure that the slide is clear of obstructions when extending or retracting. The renter is responsible for any damages to the slide during the rental period. The RV should be level and stabilized before extending slide.

8. Awnings: Use caution when extending the awning. Make sure the area is clear of obstructions. The awning should be retracted and secure if it is windy outside. If there is a chance of wind overnight, make sure to retract the awning before going to bed. The Renter agrees to be financially responsible for any damage to the awning that occurs during the rental period.

9. Generators: If you choose to use your own generator, the following rules will apply. Do not use

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generator inside the RV - it MUST be kept outside. Do not leave the RV unattended while a generator is running. Do not run a generator overnight or while sleeping due to safety reasons. Be aware that most campgrounds have time restrictions as to when you are allowed to run your generator (usually 8am-10pm). Make sure to follow your campgrounds rules for generator usage. Your generator must be a minimum of 3500 watts to run the air-conditioning. If the solar panels are in full sun, they will charge the battery enough to run the lights and water pump. You, the renter, assume all responsibility for any and all damages caused to the RV & its appliances and systems using a generator.

10. Tires: The tires on the RV have been inspected and checked, along with all other parts, prior to your rental period, but if a tire has low pressure, you can refill it with air. There is also a spare tire included on the rear bumper, in the rare event a flat tire/blowout occurs. 24 hr roadside assistance is provided under your rental insurance policy. Contact information is listed on your insurance card.

11. Rooftop Usage: Use of the RV rooftop is not permitted. 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 the security deposit, the Renter agrees to be fully responsible for the total cost of repair.

12. CO Detector: The CO detector is present for your safety. It is hardwired/Battery operated. CO detectors occasionally need their batteries replaced. You can find spare batteries for the CO detector in the drawer under the right side of the dinette. CO 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 CO detector, and it could start beeping. The Renter is responsible for maintaining the house battery level necessary to power the CO detector.

13. Propane: 2 propane tanks are provided by the Owner and are located on the hitch. Use the toggle located inside the propane tank cover to switch tanks if one gets empty.

14. Waste Holding Tanks: There should be nothing, including, but not limited to feminine napkins or tampons, diapers, tissues, flushable wipes, napkins, etc. put into the black water waste holding tank as this will cause it to become clogged and require an exceptional amount of cleaning to clear. The Owner will provide many rolls of RV safe toilet paper, this is the ONLY paper product that should be put into the waste holding tank. There is to be nothing other than sink or shower water put into the gray water holding tank. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning/repair to remove.

15. Waste holding tanks (Gray and Black) must be emptied prior to return and valves left CLOSED, and the screw cap left ON. If tank levels do not read EMPTY on the control panel, the Renter agrees to pay a \$150 dump fee. NO EXCEPTIONS. Please dump black tank first, as the grey water tank will clean the hose and fittings when dumped last.

16. Cleaning: The renter is required to clean the RV prior to returning it to the Owner. This includes wiping down surfaces, cleaning the shower, toilet, sink, stovetop, and sweeping the floor. Cleaning products are provided by the owner and are located under the sink in the kitchen and bathroom. If any of these areas are not cleaned, a cleaning fee of \$150 will be withheld from your deposit. The Owner is responsible for cleaning the linens after your trip, as well as sanitizing the RV prior to your rental.

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17. A Deep Cleaning Fee of up to \$200 will be assessed if deep cleaning such as carpet/upholstery shampooing is required, or if the RV is returned smelling like smoke (i.e., cigarettes, cigars, marijuana, etc.).

19. Generator: If the Renter opted for a generator add on with the rental, by signing this agreement, the Renter will be held responsible for the condition of the generator during the period of the rental. It must be returned in the same working condition as it was when given to the Renter. The generator is inspected between each rental. The Renter agrees to be financially responsible for replacing the generator if it is stolen or lost during the rental period. You are responsible for all generator fuel and the operation of the generator during your rental period. Generator is to be used outdoors only.

21. NO DRUGS: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit and law enforcement will be notified.

22. Damage/Minor Repairs: Any damages/issues/problems/repairs need to be reported to the Owner immediately. If a potential repair is minor, the Renter may make the repair after consulting the Owner. Replacement of defective parts and receipt must be brought back for reimbursement. If the Renter purchases an item necessary due to an equipment failure (Sewer or water hose, etc.) the item purchased, and the receipt must be provided to the Owner upon return of the RV for reimbursement. Should the Renter make a repair without consulting the Owner first, or without following written/oral instructions given, the Renter assumes liability for the repair and any subsequent repairs needed.

23. Renter Damages: If the RV 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, everything on the inventory list, etc., are damaged during the rental period, the Renter agrees to be responsible for paying all damages, whether the Renter was at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft or vandalism occurs, the Renter is responsible for obtaining a police report, and notifying the Owner immediately. The Renter acknowledges THE RENTAL PLATFORM (Outdoorsy, RV Share, etc.) insurance policy does NOT cover interior damage or repairs.

24. Towing Safety: The Owner will provide the Weight Distributing Hitch. It is required that the sway/stabilizer bars, which are provided, be used at all times while towing the trailer. Any missing pieces will result in a claim against the Renter's security deposit. Please remember that trailers are much taller than the average vehicle, please be aware of low clearance signs. Never attempt going through a drive-through towing a trailer.

26. Appliances: The air conditioning, radio, microwave, television, stabilizing jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to the Renter. In case of any malfunction please contact the Owner immediately for assistance so an attempt can be made to troubleshoot the issue or have someone come to the RV to repair the issue.

27. Camper Abandonment/Owner Retrieval: If for any reason the Renter abandons the RV, the Renter will be charged a \$1,000 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the trailer. Abandonment is defined as leaving the trailer with no intention of returning to it or delivering it back to owner/drop-off location, before the end date/time of the rental period. In the event the Renter abandons the trailer without signing return documents, the Renter agrees to waive their right to dispute any claims due to damages, overages, or vandalism.

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28. Lockout/Lost Keys: In the event a lockout occurs the Renter agrees to pay \$1 per mile, round trip, for the Owner to drive and unlock RV, plus a fee of \$25 PER missing key. If the Owner is in route and key is found and RV is unlocked, The Renter will only be responsible for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of RV, the Renter will be charged a \$25 fee PER key. If RV OWNER determines a locksmith is required for lockout/lost key service, the full locksmith cost is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by Owner before work is done.

29. First Aid Kit: There is a small first aid kit provided for your convenience. It is located in the drawer under the right side of the dinette.

30. Extra fees: The Renter may elect any “Add-ons” at the time of booking. If the Renter did not elect extra fees at the time of booking, such as the dump fee, etc., the Renter can elect to add them at the time of pickup or have them deducted from your deposit upon return. These elections should be noted on this form at the end, or on the Return form.

31. Personal Property: Any personal property brought by the Renter is the Renter’s sole responsibility, and by signing this agreement, the Renter releases the RV Owner(s) from all claims for loss of, or damage to, the Renter’s personal property, or that of any other person left/carried in or on the RV during the rental period and day of return.

32. Personal Injury: The Renter releases the RV Owner(s) from all claims for injury, including, but without limitation to, personal, bodily, or mental injury, as well as economic loss or damage to the Renter, or Renter’s children, guests, or relatives during the rental period including return period.

33. 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.

34. 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.

35. Damages Above Security Deposit/Insurance Claims: In the event there is any damage above the amount of the security deposit, the Renter agrees to pay the RV Owner(s) any monies due and allow the rental platform company to charge the Renter’s credit card on file for said charges, plus processing fees.

36. RV Return: When the RV is returned, the Renter agrees that it will be free from damages, cleaned, and tanks emptied BEFORE it has been unhitched from your vehicle. Once the RV has been unhitched, the RV will not be allowed to be taken anywhere else and the rental period will be considered complete. A preliminary walk through will be completed. Photos will also be taken by the Owner(s) for reporting to rental platform &/or insurance. 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.

37. Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. This includes, but is not limited to, flat tire(s), weather, any and all systems within

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the RV that were working at pickup (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 the Renter's and/or any guests' negligence.

38. Rental Period Extension: If, for any reason, the rental period is extended beyond the original rental period dates, the Renter agrees that this document will also extend, be valid and enforceable for the entirety of the extended rental period.

39. Security Deposit: The Renter's security deposit will be refunded (by the rental platform) after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take up to 72 hours after the rental period has ended.

40. Speed Limit: Towing requires special attention to speed. Trailer tires are not rated for high speed, the way truck and vehicle tires are. While towing the trailer, you assume all liability for your rate of speed, and by signing this agreement, you acknowledge the MAXIMUM allowed speed while towing the trailer is 65 miles per hour. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing.

41. Dry Camping/Boondocking: Camping without hookups (water, sewer, power) restricts the capabilities of the RV. You are limited to freshwater 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. The Owner(s) take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should the Renter choose to dry camp/boondock, the Renter takes full responsibility and liability for the limited capabilities and capacities, and any unmet expectations due to use without hookups.

42. Hold Harmless: Renter agrees to hold harmless the Owner(s) of the rented RV, at all times, for all situations. Renter assumes all risk when renting RV, and Owner(s) cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. Owner assumes no liability for how the RV is used during the rental period.

43. This agreement serves as a supplement to the rental agreement, regardless of the rental platform (Outdoorsy, RV Share, etc.) and supersedes all contradictory terms of the platform rental agreement, if any. This agreement also supersedes any contradictory terms and conditions listed on the rental platform.

Renter Signature and Date:

Renter Printed Name, Address, and Phone Number:

Owner Signature and Date:

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Optional Add-ons:

Initial items you would like to add to your reservation.

____ Cleaning fee: I do not want to clean the trailer at all - \$150

____ Dump Fee: I do not want to dump tanks- \$150

____ Pet fee: I will be bringing a pet- \$100

____ Generator Rental- \$25/day

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 &/OR THE RV OWNER(S), MICHAEL OBERMARK/ANGELA OBERMARK, TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

WASTE TANKS NOT EMPTIED: \$150 charge will be assessed if black and gray tanks are not emptied prior to return. (Via your reservation OR per your deposit)

SMOKING IS STRICTLY PROHIBITED: \$200 charge will be assessed if the smell of smoke is detected in the RV.

PETS: If the Renter did not inform the Owner(s) that they were bringing a pet and there is evidence that a pet was in the RV, a pet fee of \$100 will be deducted from your deposit.

TOLL INVOICE: \$25 charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: 2 propane tanks will be provided. If one or both are not returned in working condition, a charge of \$50 per tank will be deducted from your deposit.

CLEANING: \$150 charge will be assessed if RV is returned unclean or in a condition less than received.

DEEP CLEANING: \$200 charge will be assessed if RV is returned unclean or in a condition less than received AND requires extensive cleaning such as carpet/upholstery cleaning

LOCKOUT: \$25 charge will be assessed per key if lockout occurs in addition to \$1 per mile for owner to come and unlock RV.

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

ABANDONMENT/RETRIEVAL: \$1,000 charge will be assessed if renter abandons RV at any location at any time during rental period which leads the RV owner to recover the RV, or if owner must retrieve the RV for any reason other than what has been discussed at time of booking.

Renter Signature: _____ Date: _____

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Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks and therefore, have many questions and concerns regarding this. This addendum is meant to act as a clear outline for your responsibility as a renter for properly using and dumping the waste tanks, and the fees, if not done successfully. We will go into considerable detail during your pickup orientation and training regarding the proper dumping of these tanks. 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.)

DO NOT EVER LEAVE THE BLACK OR GRAY TANK VALVES OPEN DURING USAGE! RV safe toilet paper will be provided and we ask that this is the ONLY thing put into the black tank. No other items, including feminine napkins or tampons, diapers, tissues, paper towels, etc., should be put into the black tank or a clog may result. There is to be NO food, or any other item, other than sink and shower water, placed into the gray tank. Any amounts of food particles may result in a clog that will require extensive cleaning to clear. Waste holding tanks (Gray and Black) must be emptied prior to return and valves left CLOSED, and the screw cap left ON. When you return the RV, the tank levels will be checked during the inspection and if the tank levels on the control panel do not read EMPTY, you will be charged a \$150 dump fee, NO EXCEPTIONS. Please ensure tanks have been emptied and flushed, if necessary, and tank levels on the control panel read EMPTY prior to returning. Once the RV has been unhitched you will not be permitted to leave again with the RV.

Renter Signature and Date:

_____ Date: _____

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RENTER IS RESPONSIBLE FOR MAKING NOTE OF ALL EXISTING DAMAGE BELOW, BEFORE LEAVING WITH THE RV. Failure to list something constitutes the Renter's agreement that such damage did not exist at the time of pickup/delivery.

Interior:

Exterior:

Renter Signature: _____ Date: _____

Owner Signature: _____ Date: _____

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