

Supplemental Rental Agreement

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later. Please make sure you understand the agreement and ask if you have any questions about any particular terms.

Renter's Name: _____

Rental Period: _____

Owner: MELINA GLOCK – 513.314.0054

VIN: 3C6LRVDG2ME539313

Terms and Conditions

1. DEFINITIONS: "Agreement" means all terms and conditions found in this form, and addenda and any additional materials we provide at the time of Rental. "You" or "your" means the person identified as the renter on this form, signing the Agreement. All persons referred to as "you" or "your" are jointly and separately bound by this Contract. "We," "Our," "Us," "I," or "My" means the private owner(s) and/or property manager(s) renting the van to you. "Platform" means the rental platform such as Outdoorsy and RVshare that may have been used by the private owner(s) and manager(s) as an intermediary. "Van" means the recreational vehicle identified in this Agreement.

2. TRAINING: Renter agrees to read the van user manual prior to van pickup and be present and attentive during orientation and tutorials. If any issues or questions come up, they agree to contact the Owner rather than troubleshooting on their own. Any damage caused by Renter troubleshooting is 100% Renter's responsibility.

3. VAN PICK UP: When the van is picked up, you agree to be present at a specified time agreed upon with us in writing. A fee of \$50 per hour will be charged if you are late to pick up, with a grace period within the first half hour. The van may not be picked up after 8pm unless mutually agreed upon in writing and Renter will be considered a no-show if mutually agreeable arrangements cannot be made to pick up the following day (i.e. Owner and Renter cannot agree upon a time when both will be available), and the entire rental fee will be forfeited.

a. All drivers must be at least 25 years old with a valid driver's license in at least one state, and must be listed as a Verified Driver on the Rental Platform's confirmed booking when Renter picks up the van.

4. NO PETS: Any evidence of a pet inside the van forfeits your entire security deposit.

5. NO SMOKING: Any evidence of smoking (including cigars, pipes, etc.) forfeits your entire security deposit.

6. NO DRUGS OR ILLEGAL SUBSTANCES: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Van returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence.

7. ODORS/COOKING: We do not allow anything that can create a strong smell in the van that is difficult to remove. If odors are detected, the \$150 Deep Cleaning fee will be charged.

8. ROOFTOP USAGE: We do not allow the use of the van's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) forfeits 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.

Renter's Initials _____

9. LIMITED SUPPLIES: When van camping, you are limited to tank capacities and battery capacity. These need to be recharged, refilled, dumped, etc. Renter takes full responsibility and liability for the limited capabilities and capacities.

10. LOCKOUTS AND LOST KEYS: In the event of a lockout or lost key, the full locksmith or lost key cost is to be paid by the Renter at the time of service.

11. CAMPGROUND RESERVATIONS: We are not responsible for campground reservations. All campground reservations must be made separately 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.

12. TOLLS/FINES/TICKETS, ETC.: Renter agrees to report to the Owner and pay for all tolls and tickets (including for parking and moving or stationary traffic violations) incurred during the Lease Term. If Owner receives notice of such fines/fees after the Lease Term has concluded, Renter agrees that the Rental Platform may charge their card on file in order to reimburse Owner, plus any applicable late fees, credit card processing fees, etc.

13. GRAY TANK AND TOILET TANKS: There is to be nothing other than sink 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 and/or repair to remove. Only human waste and toilet paper should be put into the toilet waste tank. There should be nothing, including, but not limited to tampons, diapers, tissues, etc. put into the toilet waste holding tank as this will cause it to become clogged.

13a. Gray water and both toilet tanks must be emptied prior to van return. If they are not empty, you will be charged a \$250 dump fee. NO EXCEPTIONS.

14. CLEANING: Owner charges an up-front prep fee that covers laundry of linens, sanitization of the interior, exterior cleaning if excessively dirty, filling of fresh water tank, and replenishment of provided amenities. The van must be returned with a clean interior. "Clean" means, all surfaces wiped down, floor swept (broom & dust pan provided), all garbage removed, and any exceptionally soiled conditions cleaned (Renter must launder sheets if any sign of bodily fluid/waste is visible, toilet must be scrubbed if any residue is in the bowl, etc.).

14a. If the van is returned unclean and requires more than sanitization or any reconditioning, you will be charged an additional \$150 Deep Cleaning fee. If the van is returned with any visual evidence or scent of vomit present, or any visual evidence of other bodily fluids/waste, you will be charged an additional \$500 biohazard cleanup/sanitization fee.

15. RENTER DAMAGE: Any damages must be reported to us immediately. If the van, inside or out, and/or ANY of its contents that were present at the time of pick up are damaged during your rental period, you are responsible for paying all damages, whether you were 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, you are responsible for obtaining a police report, and notifying us immediately. The Rental Platform (Outdoorsy, RV Share, etc.) insurance policy does not cover interior damage or repairs. Damage to the interior of the van will be charged to the security deposit. Damages exceeding the deposit will be due immediately and paid upon request.

15a. If a potential repair is minor, you may make the repair after consulting us. Do not repair anything until you have spoken to us about it. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.

16. 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 owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.

Renter's Initials _____

17. CAMPER ABANDONMENT/OWNER RETRIEVAL: If for any reason you abandon the van, you will be charged a \$3,000 fee for Abandonment and Retrieval – plus any applicable fees for ANY lost/missing keys or items/parts from the van. Abandonment means leaving the van with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the van without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.

18. VAN RETURN: When the van is returned, you agree that it will be free from damages, cleaned and grey water and toilet tanks emptied. A preliminary walk through will be completed and a preliminary Return Form will be provided. A more thorough inspection and inventory will be completed within 48 hours of the van return and any fees for damages, missing items, cleaning, dumping, or any other charges will be deducted from the security deposit if applicable.

18a. If the van is returned later than the agreed upon time, a fee of \$50 per hour late will be charged with a 30 minute grace period. Unless it was previously agreed upon in writing with the Owner or Property Manager, if the van is returned after dark or while we are not home/unavailable, it will be checked in the next day during daylight hours, an additional day of rental fee will be charged and any applicable damages will be applied to your security damage. You will also be responsible for the cost of any canceled rentals due to your late return. Renter forfeits their right to complete a return walkthrough with us, if the unit is returned at a time outside of Owner or Property Manager approved time.

18b. If a remote van return was agreed upon in writing with the Owner or Property Manager, detailed interior photos and exterior photos of the van parked in the driveway or previously agreed upon drop off location must be sent to us. The van keys must be left in the previously agreed upon location and detailed documentation of issues or damage must be sent to us at the time of drop off. A thorough inspection will be completed within 48 hours of the van return and any fees for damages, missing items, cleaning, dumping, or any other charges will be deducted from the security deposit if applicable.

19. EARLY RETURNS: If you return the van early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident; 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.

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

21. SECURITY DEPOSIT: Your security deposit will be refunded (by the rental platform) after the van has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere up to 48 hours post rental period.

22. RENTAL PERIOD EXTENSION: You are responsible for reviewing this Agreement to ensure that all rental costs and rental dates are correct. If you wish to extend the rental period, you must call us for approval. If you do not vacate at the scheduled check-out time on the scheduled Rental Period End Date and you have not called us for approval to extend the rental period, you will be charged additional rental day(s), and any inconvenience fees incurred by the next renter. If, for any reason, your rental period is extended 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.

23. PERSONAL PROPERTY: Your personal property brought with you is your responsibility, and you release us from all claims for loss of, or damage to, your personal property, or that of any other person left/carried in or on the van during your rental period and day of return.

Renter's Initials _____

24. PERSONAL INJURY: You release us 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, or relatives during your rental period including return period.

25. HOLD HARMLESS: Renter agrees to hold harmless the owner of the rented van, at all times for all situations. Renter assumes all risk when renting the van, and the owner cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. Owner assumes no liability for how the van is used during the rental period.

26. SEVERABILITY: If any provision of this Agreement is judicially determined to be invalid, void or unenforceable, the remaining provisions shall remain in full force and effect.

27. MODIFICATIONS/WAIVERS: No provision within this Supplemental Rental Agreement can be waived or modified for any reason except in a written document that the owner(s) has signed.

28. RENTAL PLATFORMS: This agreement is in addition to the rental platform (Outdoorsy, RV Share, etc.) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and owner, as indicated by the signatures below.

I have read and agreed to the terms and conditions of this rental agreement and thereby give my consent to the agreement.

Renter Signature: _____ Date: _____

Renter Printed Name: _____

Owner Signature: _____ Date: _____

Owner Printed Name: _____

Renter's Initials _____

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.

DUMP: \$250 charge will be assessed if both toilet tanks and gray tank are not emptied prior to return.

REFUELING FEE: \$40 per quarter tank empty.

DEEP CLEANING: \$150 charge will be assessed if the van is returned unclean or in a condition less than received or if odors are detected.

BIOHAZARD CLEANING: \$500 charge will be assessed if the van is returned with any visual evidence or scent of vomit present, or any visual evidence of other bodily fluids/waste.

SMOKING AND ILLEGAL DRUG USAGE: Signs of smoking and/or drug usage in this van will be cause for forfeiture of the full security deposit plus any additional charges incurred in cleaning and/or repair.

PETS: Signs of pets inside this van will be cause for forfeiture of the full security deposit plus any additional charges incurred in cleaning and/or repair.

LATE RETURN OR LATE PICKUP : \$50 per hour charge will be assessed if the van is picked up or returned later than agreed upon time with a 30 minute grace period. Example: 1-30 minutes late: \$0. 31-90 minutes late: \$50, etc.

ABANDONMENT/RETRIEVAL: \$3,000 charge will be assessed if renter abandons van at any location or any time during rental period and owner must recover van, or if we must retrieve the van for any reason other than what has been discussed at time of booking.

COST OF REPLACEMENT: Replacement for any lost/damaged items will be charged at the exact cost of the item.

Renter Signature: _____ Date: _____

Renter Printed Name: _____

Owner Signature: _____ Date: _____

Owner Printed Name: _____

Renter's Initials _____