

Leonard Family Supplemental Rental Agreement

Please make sure you understand the rules and ask if you have any questions about any particular provision or expectation.

1. **Early Returns:** If you return early, we may not be able to refund the days you will not use. This includes if you have an accident or crash in the unit; however, if the collision is not your fault, you may be able to recover your rental costs from the at-fault driver's liability insurance.
2. **Late Returns:** If you are late returning the unit, there is a \$40 per hour late fee. You will also be responsible for the cost of any canceled rentals due to your late return.
3. **Drivers:** All drivers must be at least 25 years old and must be listed on the contract when you pick up the unit. **NO EXCEPTIONS.**
4. **NO SMOKING:** Smoking (including cigars, pipes, drugs, etc.) in the unit forfeits your entire security deposit.
5. **NO FESTIVALS/LARGE EVENTS:** This unit is not be used for or attend any organized, or unorganized festivals or events/gatherings (e.g.; music festivals, race events, etc.).
6. **Abandonment:** At no time, shall the renter abandon or leave the rental unit outside of it's intended destination for camping during the approved rental period. Should the renter abandon the unit without the owners approval, it will result in an immediate forfeiture of the security deposit and the potential of increased fees for any damage or recovery of the unit as a result of said abandonment.
7. **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Travel trailers returned with any evidence of drug use, or transportation of drugs will result in law enforcement being contacted.
8. **Odors / Cooking:** We do not allow anything that can create a strong smell in the camper that is difficult to remove, such as raw fish storage or cooking.
9. **Travel Restrictions:** Our travel trailer is **NOT** permitted to travel outside of the continental United States. No travel permitted on any non-paved roadways like logging roads, forest service roads, beaches, etc. The only exception to this is a non-paved road inside a licensed RV Park or campground.
10. **Bike Storage:** Bike storage is not permitted in the or on the unit at any time. Any evidence of storing bikes in or on the unit will result in forfeiture of the entire security deposit.
11. **Generator Storage:** The storage or transport of any generator within the camper or it's storage compartments is strickly prohibited. Generator's must be transported/stored with the tow vehicle.

12. Toll Roads, Red Light Cameras, parking tickets, etc.: Parking Tickets, Mailed Violations, and Toll invoices are a significant burden, and we charge a \$75 fee for each invoice we receive. Responsibility for traffic or parking violations will be transferred to you, and you will be charged a \$75 administration fee. If you use Toll Roads, you are free to pay at the plazas or bring your toll tags.
13. Awnings: All awnings must be retracted when you are not physically located with the camper. As weather patterns can change quickly, the awnings are easily susceptible to damage from high winds or hail. Replacement or repair costs for awnings can quickly exceed \$3,000 - \$4,000. Awnings are typically not covered by insurance, and damage will be the responsibility of renters.
14. Generators: Generators are for running the electrical elements of the trailer. They are not “constant run” generators and are not designed or allowed to be used as primary power while you are camping by running them constantly for extended periods. If you desire air conditioning, you need to use a campsite with RV electrical available to plug into. Customers are restricted from running the generator overnight while sleeping in the unit due to the possibility of carbon monoxide getting into the unit while you are asleep – a deadly hazard.
15. Pets: There are NO pets allowed in the camper. Many renters are allergic to pets, and we must charge extra because it takes a lot of work to clean the camper after a pet has been in it to remove all the pet hair, dander, and sanitize every surface. Our current pet cleaning fee is \$250.
16. Security Deposit: Your security deposit is refunded after the unit is checked in, and there is no damage or issues requiring funds from the deposit. Failure to accurately report your destination or giving a false destination to attend a prohibited event will result in the forfeiture of your security deposit.
17. Training: When you pick up the unit, we will complete a pre-rental orientation of the unit that will take about 45- 60 minutes, depending on any prior experience you have with a travel trailer. Picking up a travel trailer is not like picking up a rental car, please plan at least 60 minutes for this when you make your plans.
18. Cleaning: We clean between every rental to help protect the safety and well being of all guests; however, we do ask that you return the camper in a clean and tidy manner. We will charge \$250 if the camper is returned in a condition that requires excessive cleaning.
19. Propane: We will provide a minimum of one full tank and a partially full second tank, depending on your length of stay, a second full tank.
20. Damage/Minor Repairs: Any damages need to be reported to us immediately. If the potential repair is minor, you may make the repair after consulting us and mutually agreeable. Replacement of defective parts and receipts must be brought back for reimbursement. There will be NO reimbursement if you do not bring back the defective part you replaced and the receipt. If you purchase an item necessary due to an equipment failure (sewer or water hose, etc.) the item you purchased and the receipt must be surrendered upon return if you want reimbursement.

21. Interior Damage: Depending on the coverage selected at the time of rental. Any damage done to the interior of the camper is typically not covered. Any damage found upon return that was not documented at pick-up will be the responsibility of the renter.
22. Waste Holding Tanks: The emptying of waste holding tanks is required before return unless you have elected to pay the \$50 dump fee.

Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee and significant damage.
23. Weight Distribution Hitch: Damage and/or loss of the Weight Distribution Hitch and it's components, including the equalizer/sway bars will result in a \$950 fee.
24. Tire Pressure and Temperature Monitoring System: Damage and/or loss of the monitoring system will result in a \$250 fee. This system is provided to renters in the spirit of mitigating risk and ensuring a positive experience.
25. Curt Echo Trailer Brake Controller: Damage and/or loss of the Trailer Brake Controller and it's components will result in a \$350 fee.
26. Rental Period: The rental period set forth in the rental agreement is agreed to as:
_____ with an agreed return date/time of _____, and subject to the stated late fees above in *Section 2*.

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

Renter Signature and Date

Renter Printed Name

Renter Address and Phone Number

Owner Signature and Date

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.

- KEY REPLACEMENT \$50 CHARGE WILL BE ASSESSED IF ALL KEYS ARE NOT RETURNED.
- TANKS RETURNED THAT HAVE NOT BEEN EMPTIED WILL BE CHARGED \$50 UPON RETURN.
- SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD OR SURGE PROTECTOR
- SEWER HOSE REPLACEMENT \$150 TO REPLACE LOST OR MISPLACED SEWER HOSE AND/OR ADAPTERS.
- CLEANING \$250 FOR ANY EXCESSIVE CLEANING REQUIRED AFTER RETURN.
- SMOKING IS STRICTLY PROHIBITED. SMOKING IN THIS UNIT WILL BE CAUSE FOR FORFEITURE OF ENTIRE SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.
- DAMAGE TO OR LOSS OF THE WEIGHT DISTRIBUTION HITCH AND ITS COMPONENTS WILL RESULT IN A \$950 FEE
- DAMAGE TO OR LOSS OF TRAILER BRAKE CONTROLLER WILL RESULT IN A \$350 FEE.
- DAMAGE TO OR LOSS OF THE TIRE PRESSURE AND TEMPERATURE MONITORING SYSTEM WILL RESULT IN A \$250 FEE.

Renter Signature and Date

Renter Printed Name

Owner Signature and Date