

Manny's Treasures, LLC

SUPPLEMENTAL RENTAL AGREEMENT AND MANUAL

FOR THE WOLF



Length: 32' 4"

Dry weight: 6143lbs

Hitch Weight: 720 lbs.

Fresh water tank capacity: 49 gallons (1 gallon of water = 8 lbs.)

Gray water tank capacity: 70 gallons

Black water tank capacity: 35 gallons

Propane tank capacity: 40 lbs.

Sleeps: 6

Thank you for choosing The Wolf for your get-a-way! We hope you have a wonderful time experiencing wherever your trip may take you.

To help make your trip easier we have compiled this manual to answer any questions you might have about your adventures with The Wolf.

If you have any other questions or concerns, please do not hesitate to contact us. We want you to have a stress-free and safe trip!

Manny Cabral

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Table of Contents

Safety	3
Renter Responsibilities	4
Before driving away	5
Setup	5
What's Provided	10
Pre-departure checklist	12
Training walk-through	12
Final Condition & towing check	13
Return Form	15
Add-on Fees	16
Return Signatures	16

Safety

- A fire extinguisher is located near the door.
- An **emergency exit window** is in the bedroom. There is a red knob and 2 tabs on the bottom of the screen. To remove window, pull the knob out and remove screen. Then pull red latch up and out of lock and push outward on the bottom of the window. Push red latch all the way out and climb through the window to get out. (**Only use in emergency situations**)
- No one is allowed on top of the camper.
- Ensure the door and outside compartments are **secured** and locked before towing.
- Store and/or secure all loose articles inside the camper before towing. Storage compartments can be found under the front bed, under the dinette seats, the pantry, bathroom linen closet and above the kitchen sink.

Electrical

- The electrical system is 30 amps.
- A 30-Amp Surge Protector is provided and must be used when electric is plugged in.
- A 15-amp adapter is provided for you to use if necessary.
- Do not attempt to connect to a 50-amp service.
- Do not attempt to plug into an outlet that is not grounded.
- There is a switch on the right side of the fireplace to switch between the fireplace and microwave. The fireplace and microwave cannot be ran at the same time.
- There is a control panel located as soon as you walk in the camper for lights, awning slide out, and gauges for tank levels.

Propane

- There are two 20 lbs. propane tanks available.
- Do not store propane tanks inside the camper.
- When lighting the stove/oven, turn on stove/oven knob to pilot and push in and turn the ignition knob till the pilot is lit. Once lit turn stove/oven to desired temp. Do not allow propane to flow without a flame
- Do not use the hot water heater without water in it. Also note that the hot water can get **very hot**.
- Turn off propane at the tank before towing the camper.

Alarms

- A smoke alarm is located on the ceiling above the TV/Fireplace in the camper. If the alarm sounds, attempt to locate the source of smoke and/or fire if possible. If it is an emergency situation, leave the camper immediately and contact the local fire department.
- A propane/carbon monoxide alarm is located near the floor on the right side of the fireplace. If the alarm sounds, do not touch any electrical switches. Immediately turn off the propane tank and all propane appliances, open all windows and roof vents, and leave the camper until the alarm stops.

Renter Responsibilities

This step reminds you of your responsibilities and any additional fees you may incur if you fail to meet these responsibilities. We require insurance coverage through us for the period of your rental. We also offer roadside coverage as an option.

___ **Damage:** you are responsible for any damage to the camper during your rental. If damage occurs, please inform us immediately so that we can begin the process of quoting repairs.

___ **Tires:** you are responsible for repair or replacement of tires if necessary, during your rental, even if you are not towing The Wolf yourself. There is a spare tire available to use should you need it. The replacement cost of the spare tire averages \$125.00.

___ **Cleaning:** if The Wolf is returned significantly dirty (interior or exterior), a cleaning fee up to \$100.00 will be taken from your security deposit. Please do your best to return The Wolf in the same condition you received it in.

___ **Pets:** We allow one well-behaved pet during your trip, with prior approval. We are a pet-friendly family and believe that your pet should have the opportunity to be a part of the memories you make. There is a \$50.00 fee for pets which covers additional cleaning that is done after a pet rental.

___ **Wastewater:** Tanks must be returned empty if you are towing The Wolf yourself. If the tanks are not empty upon return, there will be a \$75.00 dumping fee.

___ **Generator usage:** We do not currently offer a generator with your rental.

___ **Late fees:** For renters who are towing, you agree to return The Wolf by 1:00 PM. For renters who are not towing, you agree to have your personal belongings removed from the camper and have The Wolf ready for us to tear down and pick up within an hour of check-out or 12PM whichever is earlier. If a late return interferes with another booking, the late fee is equal to the full nightly rate for each eight-hour period the vehicle is late, plus an additional \$100 administrative fee.

You **must** be available for the final walk-through upon return.

Once the pre-departure checklist has been completed, we will both sign off.

Before driving away

Before you drive away, always check:

- Shore power is disconnected and cord is stowed.
- Sewer is disconnected, hose is stowed, and caps are on the ends of the sewer hoses.
(Missing caps will result in deduction from your security deposit)
- City water is disconnected and hose is stowed.
- Roof vent is closed.
- Hot water tank is turned off.
- Propane is shut off at the tank.
- Stabilizer jacks are up.
- Leveling blocks and chocks are collected and stowed.
- Outside compartments are closed and locked.
- Slide out is in and items are secured.
- Steps are retracted.
- Door is locked.
- Windows are closed.
- All loose articles are secured.
- Tow hitch is secured and all lights are working.

Setup Lesson

The purpose of the setup lesson is so that we can teach you each element of setting up and taking down camp. If you are towing The Wolf, we will teach you how to attach and detach from your towing vehicle. The driver must be approved and verified by Manny's Treasures. We will demonstrate every element of setup and take down and will allow you to do each step yourself under our close watch. This way, you will have the confidence and knowledge from having performed each task. For renters who have us tow and setup for them, we must still go over each procedure but will not require that you complete each step yourself.

Power

The Wolf is equipped with a 30-amp shore power connection. A 30-Amp Surge Protector is provided and must be used when plugging the electric in. A 15amp adapter is provided if needed. Do not attempt to plug the Wolf into a 50-amp service.

City water connection

If your campsite has a city water hookup, you do not need to fill the freshwater tank or use the water pump. In the front outside compartment is a white coiled hose that you can use to connect The Wolf to the city water hookup at your campsite. There is a water pressure regulator that we require you to use and a 90-degree water elbow as well. Never use the city water hose to clean the sewer compartment.

Fresh water tank & pump

If you are camping without a city water hookup, you'll need water in the freshwater tank. We can pre-fill the tank for you, but most campgrounds will have a fill-up station. Never put anything but drinkable water into the freshwater tank. If you are towing The Wolf yourself, remember that a full freshwater tank adds up to 392 lbs. to your weight. It may make more sense to fill the tank at the campsite if possible.

Propane

The Wolf is equipped with two 20 lbs. propane tanks. This fuel is used for the stove, oven, heat, outside grill (grill provided as an add on) and hot water heater. Do not tow The Wolf with the propane tank open/turned on.

The stove and oven have an ignition. Turn left knob to ignite the stove and/or oven. Light the hot water heater tank by turning the water heater switch. Caution: the water can get **very hot!**

Wastewater Tanks

The Wolf has three tanks for collecting wastewater:

- a 35 gallon “black water” tank that collects the water from the toilet, and
- 2 - 35 gallon “gray water” tank that collects the water from the sinks and shower.

If you are on a campsite that has a sewer hookup, you can empty the tanks whenever you wish. **Do not** leave the dumping valves always open, but rather empty the tanks when needed. This helps keep the tanks cleaner (by not allowing a small amount of water/sludge to settle on the bottom) and stops sewer gases from leaking into the camper. We recommend checking the tank levels daily.

If you are on a campsite that does not have a sewer hookup, you will need to visit the dumping station before you leave (and potentially during your stay, depending on how long you are staying). Depending on your usage, and how many guests you have should be able to go 2 or 3 days before needing to empty the tanks. For those that have us tow to campsite you will have to check and see if your campsite offers a pump out service (possibly for a fee) during your stay. Most campsites do offer this.

The gray water tank will fill much faster than the black water tank.

Tires

All tires are inspected prior to your rental. In the event of a flat tire or blowout during your rental, you are responsible for any repair or replacement that may be needed. There is a spare tire for you should you need it located on the rear bumper. Estimated replacement cost for the spare tire is \$125.

Leveling blocks & chocks

Leveling the Wolf is especially important – some systems, such as the refrigerator, are sensitive to level and can malfunction or break if used out of level.

In the front outside compartment there are leveling blocks and chocks. Use the leveling blocks to build platforms to help you level The Wolf side to side prior to unhooking from your towing vehicle and lowering the stabilizer jacks. **Do not** use the stabilizer jacks to level the camper – they are not made for this and can be damaged and/or bent.

There is a bubble level on the front of the camper to help you determine which wheel needs to be raised to level the Wolf. Ensure that all wheels are centered on the leveling blocks used. There are two X chocks, one for each wheel, to ensure The Wolf stays put once you have got it perfectly leveled.

Once the Wolf is leveled from side-to-side and the chocks are in place in front of and behind each wheel, you can unhook from the towing vehicle. Use the bubble level on either front corner of the Wolf for leveling front to back.

Stabilizer Jacks

The Wolf has two stabilizer bars located under the RV.

There are 2 switches to extend the stabilizer bars located on the door side of the RV one towards the front of the RV and one towards the rear. Push switch to extend bars to the level out.

Remember, the jacks are for *stabilizing* only. Do not use them to level the camper as this can cause them to bend or break.

Kitchen

The kitchen is equipped with a refrigerator/freezer, microwave, gas stove, oven, and Keurig k-cup coffee machine. Cleaning supplies are located in the pantry.

There is also an outside kitchen which has a sink, refrigerator, butcher block, quick disconnect propane hookup, and small cabinet.

Refrigerators

There is a 11 CU FT. Fridge and freezer which runs off shore-power or the battery located inside the RV and another fridge/freezer in the outside kitchen that run off shore power.

Microwave

The microwave can only be used when connected to shore power or with a generator running. (Generator not included in rental). Also, fireplace cannot be used when using the microwave and vice versa.

Roof vent

There is a roof vent in the bathroom with fan which can be opened and closed using the crank and buttons for fan.

Make sure the vent is closed before leaving for the day in case it rain's while you are away! Also, when towing make sure it is closed.

Water filter

A water filter is provided to be hooked up to the fresh water hookup

Furnace

If you need to use the furnace for a chilly night, you can easily turn it on using the thermostat on the wall near the entrance / bathroom doors. It should start up and heat the camper easily. Make sure the propane is on.

The furnace exhaust is located outside by the kitchen window and can get extremely hot when in use, so make sure to keep kids and pets away from that area.

Windows

The windows all slide to open. There is an emergency **exit window** in the bedroom of the camper, to remove the window, release the red latch and push outward on the bottom of the

window. To remove the screen, pull up and out on the 2 tabs on the bottom of the screen. Once removed push window open and climb out. Only use in an emergency situation.

Doors

There is one door located in the rear of the camper to get in and out of the camper.

You can separate the screen door from the exterior door by pressing the black handle.

When towing The Wolf, please make sure that the steps are up and exterior door is shut and locked.

Steps

Open the door fully. You will see the steps there with a latch to unlock them. Pull out and down to the hit the ground. You can open and close the door when steps are down. Before towing the Wolf make sure you put the steps up, locked in place, and, make sure the door is shut and locked.

Toilet

To flush the toilet, use the lever on bottom. Allow the water to run for at least a couple of seconds. Always use RV approved toilet paper (included) and never put wipes or feminine hygiene products down the toilet.

When you dump the black water tank, run the toilet for about 30 seconds to put some water back in the tank. This helps keep solid waste in suspension, rather than drying and sticking to the bottom of the tank. Also put in one of the tank cleaning packets in the toilet and flush (they are kept in the linen closet)

Shower

You have about 6 gallons of hot water so quick showers are best if you like your shower hot.

Cleaning

Basic cleaning supplies are located in the pantry. There is RV approved toilet paper located in the linen closet and we provide 1 roll of paper towels, hand soap, dish soap and 1 hand sanitizer.

While we do not expect The Wolf to be expertly detailed upon her return, we also do not expect to be cleaning any bodily fluids, questionable stains, or large messes. If this happens you will be charged an additional cleaning fee taken from your deposit.

What Is provided

- Can/bottle opener, wine bottle opener
- Small Trash can (Under kitchen sink)
- Trash bags
- Small Trash can (Bathroom)
- Sponge, Cleaner/disinfectant spray, window cleaner, Swiffer pads, dish soap, hand soap and sanitizer
- Broom, dustpan and Swiffer mop
- Paper towels
- RV approved toilet paper
- Keurig coffee maker (Pods Not included).
- First aid kit
- Toilet drop-ins
- 3-10' Sewer hoses with end caps on each end, 1-Sewer connection to RV, 1-Sewer connection to dump station 1 sewer y-adapter.
- 1-lug wrench for drop leg
- 2- X-Chocks, 1- Ratchet for X-Chocks
- 1- 24" Smart TV with remote and cable cord
- 1- 40" Smart TV with remote and cable cord
- 1-20' Cable Cord
- 1-90-degree water elbow, 1-Water y-splitter, 1- 50' Drinking Water hose, 1- 75' water hose; 1- water filter
- 20- Square leveling blocks, 4- Jack Stabilizing blocks
- 1- Extension Cord
- 1- 30-Amp Surge Protector (must use),
- 1- 15-Amp plug

What is available as a add on

- 1- Coleman Grill with gas line to RV (\$15.00)

These items available upon request at no additional costs

- 6-Plastic plates, bowls, and cups; forks, spoons, knives; 10-Piece pot and pan set. (Kitchen Package)
- 1-Queen bed-sheet set, 1-Queen Comforter, 1 set of sheets for dinette bed and jackknife sofa bed, 4-Bath-towels. (Linen Package)
- Camping chairs (Up to 4)

PRE-DEPARTURE FORM

This section must be completed for quality assurance, insurance protection, and to ensure the best experience for both you and us.

Damage Walk-through

The purpose of the walk-through is to set an agreed baseline condition of The Wolf prior to your departure. We will take photos of the exterior and interior of the camper and encourage you to do the same.

The walk-through should include a comprehensive review of the entire interior and exterior, including the undercarriage and towing equipment. All pre-existing damage should be recorded here. Please point out any damage or wear and tear you see.

Note any exterior damages here:

Note any interior damages here:

*The Wolf is a 2-year-old camper. We know that there will be wear and tear and that things may break. We appreciate your honesty during the rental period.

Training Walk-through

The purpose of the training walk-through is to educate you on the ins and outs of camping with The Wolf. If anything, that we show you is unclear or you are uncomfortable with anything, please say so!

Exterior

- Towing set-up
- Power hookups (30amp and 15amp adapter)
- Wastewater tanks, black & gray
- City water connection
- Fresh water tank
- Propane tank
- Tires
- Leveling blocks and chocks
- Stabilizer Bars

Interior

- Water heater & water pump
- Lights and thermostat
- Slide-out
- Sofa bed
- Appliances, including TV /Stereo system
- Windows and roof vents
- Toilet & shower

Final Condition & Towing Check

One last check of The Wolf's Road worthiness before you drive away.

- Tire pressure
- Break and blinker lights

___ Weight distribution

___ Questions or concerns

Travel Trailer Owner

Renter

Manuel M. Cabral, III

Signature / Date

Signature / Date

Return Form

This form is to be completed upon return and is mandatory for deposit dispersal.

Damage walk-through

All damages must be photographed

Here we will record damage that occurred and was not noticed prior to rental. We must do a comprehensive review of the condition of the entire interior and exterior, including the undercarriage and roof.

We have 72 hours to report damages to our insurance company, but it is in our best interest to discover any and all damages now so that you can sign off on them. This will eliminate the possibility of a claims dispute.

Note exterior damages and estimated repair costs, when applicable:

Note interior damages and estimated repair costs, when applicable:

Conditions of add-on fees

The purpose of this step is to remind you that additional fees may be incurred if you fail to meet the renter responsibilities.

Waste Tanks – tanks must be returned empty or a \$75 dumping fee will be charged.

Grey water: empty / not empty

Black water: empty / not empty

Fee: \$_____

CLEANING FEE

RV cleaned: Yes/No

Fee\$_____

Once the return has been completed, we will both sign off.

Travel Trailer Owner

Renter

Manuel M. Cabral, III

Date:

Date:

After the Wolf has been returned, we have up to 72 hours to request any claims against the security deposit or request that additional charges be made to you (i.e., conditional fees). You have up to 72 hours to dispute the claims.