

RV Rental Contract

Renter(s) Information:

Renter's Full Name _____
Full Address _____

Phone _____
Email _____
Driver's License No. _____
Exp. Date _____
Birth Date _____
Renter's Insurance Carrier _____
Additional Driver's Name _____
Driver's License No. _____
Exp. Date _____
Birth Date _____

Owner(s)/Property Manager Information:

Owner/Manager's Full Name Jeshua Patrick/Landis Oaks Properties LLC
Full Address 470 Westen Acres Dr
Kannapolis, NC 28081
Phone 704-607-7657
Email Jeshua.landisoakspropertiesllc@gmail.com
Vehicle Thor Twilight TWS3300
VIN 5RXPB3623N1496476
Tag No CN-93055

Definitions

- "Contract" 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, any person signing the Contract, 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 separately bound by this Contract.
- "We," "our," "us," "I," or "my" means the private owner(s) and property manager(s) renting the Vehicle to you.
- "Web Platform" means the rental search engine that may have been used by the private owner(s) and manager(s) as an intermediary.
- "Authorized Driver" means you and any additional driver approved and listed by us on this Contract.
- "Vehicle" means the recreational vehicle identified in this Contract.
- "Loss of Use" means the loss of our right to use the Vehicle for any reason because of damage to it or loss of it during Rental. Loss of use is calculated by multiplying the number of days from the date of damage to the Vehicle until it is repaired or replaced times the nightly rental rate.

Important Disclosures

- By signing this Contract, you understand and agree that you assume all liability, whether collision, damage, or liability for the entire duration of the Rental. You agree to indemnify the Owner(s) and Property Manager(s) of the RV in any suit brought against them.
- You are covered by a web platform supplied insurance policy with a \$_____ deductible, or by a Certificate of Insurance from your insurance company, or by a commercial insurance policy from the owner. Chips in the windshield or other glass is not covered by the policy. Interior damage is not covered by the policy.
- You are **financially** responsible for **all** damage (both **exterior and interior**) to, or loss or theft of, the Vehicle, which includes the cost of repair or the actual cash value of the Vehicle if it is not repairable or if we elect not to repair it, **loss of use**, diminished value of Vehicle caused by damage to it or repair of it, missing equipment, connected with any damage claim whether or not you were at fault. The insurance coverage or security deposit **may** cover some or all of the damages. You will usually pay only the insurance deductible.
- You must report all accidents involving the Vehicle to us and the police within 24 hours of occurrence.
- By signing this Contract, you understand and agree that there may be optional products that you may or may not opt to add on to your Rental. You also understand and agree that there are conditional fees that may or may not be charged to you after the Rental has been completed based on usage and damages.

Terms and Conditions

1. You, _____, do hereby agree to rent the _____ VIN _____ from _____ (Property Manager(s)) and _____ (Owner(s)) under the following terms and conditions:
2. The rental shall be from _____ to _____ (**? nights**).
3. The sum of the rental shall be \$_____ USD, plus **\$1.00** per mile over **25** miles per day (_____ total miles).

Renter's Initials _____

RV Rental Contract

4. You understand that the sum of the rental includes a generator charge, if applicable, of \$0 per day for 4 hours or less, plus \$3.00 per hour for each hour over 4 (total hours is ____)
5. You agree to pay a gasoline/diesel and a propane fee of \$39 each, plus the actual cost of propane or gasoline/diesel to refill the propane or gasoline/diesel tank if it is returned less than full, unless otherwise stated.
6. Additional charges include a wastewater dumping charge of \$100 if applicable, and delivery fee is the greater of \$150 or \$2.00 per mile travel mile plus \$65 per travel hour. You agree to pay these charges if necessary.
7. You understand that the sum of the rental includes an additional cleaning fee of \$0 if returned clean or up to \$399 if not returned clean.
8. You understand that a **cleaning fee** is not the same as a **prep and sanitation fee** which is not the same as a **wastewater dumping fee**.
9. You agree to pay a late return fee of \$159 plus \$ _____ **per day** if you do not return the vehicle as originally agreed.
10. **Pets are not permitted in the vehicle.** If there is evidence of a pet, you will be subject to an additional cleaning charge of \$399 plus potential forfeiture of your entire security deposit at the manager's/owner's discretion.
11. **Smoking/vaping is not permitted in the vehicle.** If there is evidence of smoking, vaping or other strong odors, you will be subject to the additional cleaning fee of \$399 plus potential forfeiture of your entire security deposit, at the manager's/owner's discretion.
12. The refundable security deposit for this rental is \$1,000. The mandatory Preparation and Sanitation fee is \$150.
13. No refund will be given if you prepay for a service but do not use it.
14. You agree to pick up the vehicle at the specified location at the pre-arranged time. **A late pickup fee of \$65 per hour will be charged for each hour that the vehicle is picked up late. This fee may be waived at the Owner(s)' or Property Manager(s)' sole discretion if there are extenuating circumstances.**
15. You agree to return the RV by the agreed upon time, but no later than 6:00 PM Eastern Standard Time, on the return date of / /2022. **Unless arrangements have been made for a late return, a \$65 per hour late fee will be charged for each hour that the vehicle is returned later than the pre-arranged time. This fee may be waived at the Owner(s)' or Property Manager(s)' sole discretion if there are extenuating circumstances.**
16. **We have 72 hours from the time you return the RV to inspect it for damage not noticed at check in. You have 72 hours from the time we submit the final check-in forms to dispute any damages or other charges.**
17. You release the Property Manager(s) and (Owner(s) from all claims for loss of, or damage to, your personal property or that of any other person, which is left or carried in the vehicle.
18. You agree to pay us on demand for all charges due us under this Contract, including but not limited to: (a) time for the period during which you take the Vehicle; (b) there are no charges for additional drivers; (c) charges for the optional services; (d) applicable taxes if any; (e) all traffic, toll or parking violations, fines, penalties, citations, forfeitures, court costs, towing charges and other expenses involving the Vehicle assessed against us or the Vehicle; if you fail to pay a traffic or toll charge to the charging authority, you will pay us all fees owed to the charging authority; (f) \$499, plus \$1.00/mile for every mile between the renting location and the place where the Vehicle is returned, repossessed or abandoned, plus any additional recovery expenses we incur; (g) all costs, including pre- and post-judgment attorney fees, legal fees and court costs we incur collecting payment from you or otherwise enforcing our rights under this Contract; (g) a "loss of use" fee if you return the vehicle with damage that renders it unusable or unrentable in the amount of \$ _____ for each day that it is unusable or unrentable; (h) **we will not refund any of the time or mileage charges if you return the vehicle earlier than the date or time due in**, (i) there is a \$49 per day safety assessment for each day that you exceed 75 MPH as recorded by the GPS tracker.
19. You have truthfully disclosed the identity and proper age of all drivers.
20. You agree to return the vehicle in the same condition in which it is received. This includes odor-free and clean in the interior of the RV.
21. You have read and agree to all rental rates.
22. **You agree that towing requires prior approval.**
23. You are responsible for checking and maintaining all fluid levels during the rental period. **This includes checking the generator oil weekly if you use the generator.**
24. Unless authorization is obtained from the manager(s) or owner(s), no repairs, replacement of parts or service shall be completed during the Rental period.
25. The manager(s)/owner(s) are **not** responsible for the loss of vacation, personal or business time, or any incidental expenses incurred by the renter, resulting from breakdown or any other delay problems. The manager(s)/owner(s) shall be responsible for completing any necessary repairs and returning the vehicle to Rental condition as promptly as possible. Refunds or credits provided are at the discretion of management and will be offered in the form of a future use credit only, if applicable.
26. You agree not to take the vehicle outside of the continental United States or Canada.
27. You are responsible for reporting all accidents, incidents of vandalism or theft to the police and the manager(s)/owner(s) upon discovery.
28. You agree that all driver information has been reported accurately and no unauthorized drivers shall operate the vehicle. All reported drivers must have a valid driver's license.
29. You agree that all insurance information (if applicable) provided is true and valid.
30. You agree that Vehicles shall not be driven off road or any on unpaved surface or on very rough roads of any type.
31. We may use your security deposit to pay any amounts owed to us under this Contract, which shall include replacement of fuel or LP gas, wastewater dumping, time and mileage, loss or damage to the vehicle, administrative or legal fees, fines, penalties, forfeitures, court

Renter's Initials _____

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costs, towing and storage charges and other assessed charges, unless the expenses are our fault, all costs associated with locating and recovering the vehicle, if you fail to return the vehicle as required by the terms of the Rental Contract. If the amount of your security deposit is insufficient to satisfy all amounts due, then you agree to pay all charges in excess.

32. This is a contract for Rental of the Vehicle. We may repossess the Vehicle at your expense without notice to you at any time after the Rental period has ended **OR** if the Vehicle is abandoned or used in violation of law or this Contract. Failure or refusal to return Vehicle within 24 hours of Rental period end date without notice **AND** agreement by management/owner prior to the end of said Rental period will result in the Vehicle being considered stolen. You agree to indemnify us, defend us, and hold us harmless from all claims, liability, costs, and attorney fees we incur resulting from or arising out of, this Rental and your use of the Vehicle.
33. We make no warranties, express, implied or apparent, regarding the Vehicle, no warranty of merchantability, and no warranty that the Vehicle is fit for a particular purpose.
34. You must return the Vehicle to the place of pickup of other location that we specify, on the date and time specified in this Contract, and in the same condition that you received it, except for ordinary wear.
35. If the Vehicle is returned after the specified time, you remain responsible for the safety of, and any damage to, the Vehicle until we inspect it.
36. The following acts or uses of the Vehicle are prohibited and **may result in forfeiture of the entire security deposit**: (a) driving the Vehicle: (i) by anyone who is not an Authorized Driver, or by anyone whose driving license is suspended in any jurisdiction; (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; (iv) in furtherance of any illegal purpose or under any circumstance that would constitute a violation of law other than a minor traffic citation; (v) to carry persons or property for hire; (vi) in any race, speed test, or contest; (vii) to carry dangerous or hazardous items or illegal material; (viii) outside the United States and Canada; (ix) when loaded beyond its capacity, as determined by the manufacturer of the Vehicle; (x) when driven through or under an underpass or other structure without sufficient overhead or side clearance; (xi) when it is reasonable to expect you to know that further operation would damage the Vehicle; (xii) in a manner that causes damage to the Vehicle due to inadequately secured cargo; (xvi) **on unpaved or very rough roads**; or (b) failing to summon the police to any accident involving the Vehicle that caused personal injury or property damage; (c) damaging the Vehicle by your intentional, wanton, or reckless conduct; (d) damaging the Vehicle by an animal transported in the Vehicle; (e) **using the awning**; (f) damaging the Vehicle by sitting, standing, or lying on the roof of the Vehicle; (g) damaging the Vehicle by placing tire chains, signs, lettering or painting on the outside of the Vehicle; (h) damaging the Vehicle by placing speakers or other sound equipment on the exterior of the Vehicle; (i) **taking the RV to Burning Man or EDC (Electric Daisy Carnival music festival)**; (j) **disabling the GPS**, if so equipped, (k) carrying guns, ammunition, large knives, or other weapons without appropriate licensure and safety precautions. You are solely responsible for researching, understanding, and following all relevant laws in all states, territories, or countries you may be travelling prior to your trip. Carrying guns, ammunition, large knives, or other weapons may invalidate your insurance contract. You agree to indemnify us, defend us, and hold us harmless from all claims, liability, costs, and attorney fees we incur resulting from or arising out of, this Rental and your use of the Vehicle.
37. We may use your deposit to pay any monies owed us under this Contract.
38. You release us 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, whether or not the loss or damage was caused by our negligence or was otherwise our responsibility.
39. No term of this Contract can be waived or modified except by a writing that we have signed. This Contract constitutes the entire Contract between you and us. All prior representations and Contracts between you and us regarding this Rental are merged into this Contract. The laws of the state of North Carolina and Rowan County govern this Contract.
40. **Certain items are considered non-essential convenience items. If they fail to work during a trip, no adjustments will be made to your charges. No troubleshooting by the Property Manager(s) or Owner(s) during the trip will be done for these items if there are issues. These include TVs, antennas, CD and DVD players, radios, satellite radios, GPS navigation hardware and software, hair dryers, fans, coffee makers, vacuum cleaners, artificial fireplaces, swiveling seats, and left/right/rear cameras.**
41. A waiver by us of any breach of this Contract is not a waiver of an additional breach or waiver of the performance of your obligations under this Contract. Our acceptance of payment from you or our failure, refusal, or neglect to exercise any of our rights under this Contract does not constitute a waiver of any other provision of this Contract. 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.
42. You will indemnify, defend, and hold us harmless from and against any claim arising out of unsafe fueling practices committed by you or your agent. If any provision of this Contract is deemed void or unenforceable, the remaining provisions are valid and enforceable.

By signing below, you acknowledge that you have been given an opportunity to read this Rental Contract in its entirety, including the Terms and Conditions before being asked to sign. Your signature authorizes us to process payment from you for all charges due under this Contract, including later payment of any traffic, toll, or parking violations assessed against the Vehicle.

Renter(s)' Signature: _____ Manager(s)'/Owner(s)' Signature: _____

Renter's Initials _____

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Renter(s)' Name:	_____	Manager(s)/Owner(s)' Name:	_____
Date:	_____	Date:	_____
Time:	_____	Time:	_____

Revised: 2022-07-15
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Cleaning – Fuel/Propane/Wastewater- What's in the RV – What Should You Bring

Cleaning:

- If applicable, place all used towels, sheets, pillowcases and comforters/blankets in the shower.
- Clean all surfaces in living, bedroom, kitchen (including sink, stove top and oven if present and microwave oven) and bathroom areas (shower, sink, toilet). Clean windows and mirrors.
- Sweep floor and if RV has a vacuum cleaner, vacuum any carpeted areas.
- Mop floors with Swiffer Wet.
- Restore seatbelts to their original position on couch and dinette. Check under the couch if present.
Replace any items removed from the RV or moved to different locations.
- Clean any grills/griddles and utensils if present and used during your trip.
- Empty fridge and freezer and turn it off. Turn the Inverter off if so equipped.
- Discard all trash.

Renter's Signature: _____ Renter's Name: _____ Date: _____

Gasoline, Diesel, Propane and Wastewater dumping:

- Gasoline/Diesel:
- **Propane: Pointer's Ace Hardware;** 775 Concord Parkway N, Concord NC 28027; M-F 8-6, Saturday 8-5
- **Wastewater dumping: Tom Johnson Camping Center Campground;** 5555 Concord Parkway S, Concord NC 28027, (866) 607-8860

What is in the RV:

- Bed linens (Up to 4 sets of sheets and 4 comforters/blankets), if applicable. Additional fee required.
- Towels (Up to 8 bath towels, dish towels; bathmat, wash cloths), if applicable. Additional fee required.
- Dishes, bowls, cups, glasses, knives/forks/spoons, (up to 8 place settings)
- Cleaning supplies: sponge, trash bags, dish soap, 409/Kitchen Cleaner, Swiffer Wet, etc.
- Disinfecting wipes, hand sanitizer
- Toilet paper, Kleenex tissues, paper towels
- Broom and dustpan, fly swatter
- First aid kit, tool kit
- Cooking utensils, pots and pans, can opener, cutlery, apron, plastic food containers
- Plastic wrap, tin foil, zip lock bags, burner lighter
- Single cup coffee maker, some RVs also have a percolator
- Coffee, creamer, sweetener, sugar, salt, pepper
- Hair dryer
- Pillows and pillowcases
- Camp chairs, griddle, and utensils

What Should You Bring:

- Food
- Clothing
- Toiletries including toothbrush, toothpaste, shampoo, soap, etc.
- Flashlight, sunscreen, and insect repellent

Freezing Weather Statement of Responsibility and Liability Waiver _____

I understand that taking an RV to an area where the temperature will be below freezing (32 degrees F) requires certain restrictions on the use water in the RV. I understand that it is my **sole** responsibility as a renter to ensure that those restrictions are complied with. **I understand that even if they are complied with, if any freezing or water damage occurs, I will be financially liable for any and all damages that occur.**

I, _____ (renter), will not hold _____ (Property Manager(s)) or _____ (Owner(s)), and any person contracted to, volunteering for, or any member of their families responsible for any loss, or damage to any person or property whether it is the result of accident, negligence, or any other cause. **I further agree to assume full responsibility and financial liability for any and all freezing and water damage.**

The restrictions below may mitigate the risk of freezing and water damage:

1. The fresh water tank should be completely drained using the low point drain valve (or by pumping it dry into the gray water tank and then dumping the gray water tank).
2. The water pump should **never** be used since the water tank will be empty.
3. The fresh water hose should be the only source of running water used in the RV.
4. The fresh water hose (and any outdoor shower hose) should be disconnected and drained at any time that the temperature is below freezing.
5. The fresh water hose should only be connected if the temperature is above freezing.
6. If the renter wishes to purchase a **heated water hose** and/or a **spigot heater at their own expense**, they are free to do so. The owner(s)/manager(s) **do/do not** have these items available to rent to you for \$_____ and \$_____.
7. If needed, gallon jugs of water can be used at night to flush the toilet, brush teeth, etc. when the hose is off and disconnected. Renters must supply their own water jugs and water.
8. Two cups of RV antifreeze must be poured into the toilet for the black water tank (if tank heaters are not being used).
9. Two cups of RV antifreeze must be poured down the shower drain for the grey water tank (if tank heaters are not being used).
10. **Never pour RV antifreeze into the fresh water tank.**
11. The furnace/heater must be on **at all times** to maintain the inside temperature of the RV above freezing, even if it is not occupied.
12. The water heater must be on **at all times** to maintain the water temperature above freezing.
13. If needed, two cups of RV antifreeze may be poured into the kitchen and bathroom sink and shower drains so that the p-traps will not freeze. This may have to be repeated if fresh water is run down the sinks or shower. **This step may NOT be necessary if the interior of the RV is never allowed to fall below freezing.**
14. If the RV has **known functional tank heaters and the appropriate power source is available**, then the tank heaters should be used to heat the fresh / gray / black water tanks. If this is true, then the fresh water tank can be filled, and the water pump used for fresh water rather than the hose. Steps 1-7 may not be necessary in this case.
15. If the RV does **NOT** have tank heaters and the water tanks are in unheated basement storage compartments, a **renter** supplied small electric heater or automotive trouble light should be used to warm the tanks. The owner(s)/manager(s) **do/do not** have a heater or trouble light available to rent to you for \$_____.
16. If the gray and black dump **valves** are exposed to freezing weather, they should be left open if sewer hookups are available and/or wrapped in old towels for insulation from the cold.

NOTE: The steps above are NOT full winterization steps, they are a PARTIAL winterization only.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

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Renter Parking Statement of Responsibility and Liability Waiver

I understand that parking my personal vehicle at a location allowed by the Owner(s) or Manager(s) is done **at my own risk**.

No insurance coverage is provided by the Owner(s) or Manager(s).

Personal Vehicle: _____

I, _____ (Renter) will not hold, _____ (Property Manager(s)) or _____ (Owner(s)), and any person contracted to, volunteering for, or any member of their families responsible for any loss, or damage to any person or property whether it is the result of accident, negligence, or any other cause.

I further agree to assume full responsibility and financial liability for any and all damage.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-07

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Towing a Trailer Statement of Responsibility and Liability Waiver

I understand that towing a trailer adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood. I understand that even if they are understood, if any damage occurs to the trailer, I will be financially liable for any and all damages that occur. Insurance will normally pay for exterior damages excluding a deductible of \$_____. I am responsible for paying the deductible.**

I, _____ (Renter) will not hold _____ (Property Manager(s)) or _____ (Owner(s)), and any person contracted to, volunteering for, or any member of their families responsible for any loss, or damage to any person or the trailer whether it is the result of accident, negligence, or any other cause.

The considerations below may mitigate the risk of towing a trailer:

1. It is my responsibility to comply with the laws regarding trailer brakes of the state of **North Carolina** and of any other state in which I will be towing the trailer. If my tow vehicle does not have a brake controller installed, the owner may rent their portable brake controller to me for \$ _N/A_____.
2. I will use the electrical connector on the tow vehicle to attach the trailer's electrical connector for tail lights, turn signals and brake lights. If needed, I will supply an adapter to mate the trailer electrical connector with the tow vehicle electrical connector.
3. I will use the safety chains to secure the trailer to the tow vehicle, crossing the chains under the tongue.
4. I will connect the breakaway cable between the tow vehicle and the trailer.
5. I am responsible for supplying my own hitch and ball and certify that they are correctly sized. If needed, the owner may rent me a hitch and ball for \$_____.
6. I understand that if the trailer requires a weight distribution hitches but the tow vehicle not have a weight distribution hitch, the owner may rent their hitch to me for \$100_____.
7. I understand that if the trailer requires a 5th wheel hitch, my truck must have one installed.
8. I certify that the weight limit for the tow vehicle hitch is _____ pounds or more.
9. I understand that if I am using an anti-sway bar, that I will supply the bar and the hitch needed to connect the anti-sway bar, and that I know how to properly connect and adjust the anti-sway bar. The owner may rent me an anti-sway bar for \$ _N/A_____.
10. I certify that I understand how to avoid fishtailing of the trailer and certify that if I cannot drive at a speed and under load conditions to avoid fishtailing, I will slow down and/or redistribute loads in the tow vehicle and trailer to prevent fishtailing.
11. I certify that the tow vehicle tires are in good condition, with sufficient tread depth and properly inflated.
12. I agree that I am responsible for hitching the trailer to the hitch ball properly and safely.
13. I certify that I have pulled trailers before and that I understand how to properly turn and back up with the trailer.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-05-31

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Pet Statement of Responsibility and Liability Waiver

I understand that bringing a pet in an RV adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold **Landis Oaks Properties LLC** (Property Manager(s)) or **Jeshua Patrick** (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to bringing a pet. This includes property damage, bodily injury of any sort or death. Should any loss of any kind occur, I waive **all** liability claims against the Property Manager and Owner(s).

All pets required prior approval. If you bring a pet and did not get prior approval, you may be assessed a fee of up to \$399, or at the discretion of the manager/owner you may be assessed your entire Security Deposit.

There is a minimum charge of **\$100** per trip or **\$25 per day** for pets, whichever is greater.

Any damages done by the pet will be assessed against the Security Deposit.

If pet odors are noticeable, you may be charged an ozone machine treatment fee of **\$200**.

Please bring old sheets to put over the beds, couch, and dinette seats to minimize pet hair in the RV. The owner(s) / manage(s) may have old sheets available to lend to you.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-22

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COVID-19 Statement of Responsibility and Liability Waiver

I understand that **COVID-19** adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold **Landis Oaks Properties LLC** (Property Manager(s)) or **Jeshua Patrick** (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to COVID-19. This includes bodily injury of any sort or illness or death. Should any loss of any kind occur, I waive **all** liability claims against the Property Manager(s) and Owner(s).

The following considerations apply to the **check-out / delivery / check-in / pick-up procedures**:

- 1) The owner/manager and all renters **may**, but are not required to, wear a face mask.
- 2) Any renter running a **fever or coughing must not** participate in the orientation.
- 3) **Hand sanitizer** is available in the RV.
- 4) **Antibacterial hand soap** is available in the RV.
- 5) **Disinfectant wipes** are available in the RV and have been used to disinfect all surfaces.
- 6) The renter should use **disinfectant wipes on all surfaces** in the RV before check-in or pick up.

Renter's Name: (Print) _____ Owner(s)/Manager(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____

Date: _____

Revised 2022-03-01

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Generator Statement of Responsibility and Liability Waiver

I understand that using a **generator** in an RV adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold _____ (Property Manager(s)) or _____ (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to using a generator. This includes property damage, bodily injury of any sort or death. Should **any** loss of any kind occur, I waive **all** liability claims against the Property Manager(s) and Owner(s).

My Security Deposit may be used for any generator repairs. If the cost of repairs exceeds the unencumbered balance in the Security Deposit, I agree to pay the excess amount.

1. The generator requires that the RV fuel tank (or propane tank or standalone generator fuel tank) be at **least one quarter full or more.**
2. The generator requires that the batteries be **sufficiently charged to start the generator.** If you're using a hand pull standalone generator, make sure that the generator can be started with the hand pull.
3. The generator **may** require that you **adjust the altitude dial (if present)** on the engine for it to run reliably if you are using it at **higher altitudes.**
4. The oil in the generator **MUST be checked EVERY WEEK** if you are using the generator. Oil has been supplied with the RV. If the oil level is low, fill it until it shows full on the dipstick. Failure to do so may allow the oil to run low and the generator engine might seize and stop. **This may cause major damage to the generator engine and potentially require the generator engine to be replaced at a cost to YOU of up to several thousand dollars.**

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-06-12

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Excessive Heat Statement of Responsibility and Liability Waiver

I understand that using an RV in excessively hot weather adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold **Landis Oaks Properties LLC** (Property Manager(s)) or **Jeshua Patrick** (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to using an RV in excessively hot weather.

This includes failure of the air conditioning to cool the RV to a comfortable temperature, failure of the refrigerator and/or freezer to cool the contents to an acceptable temperature, failure of the cab air conditioning (if applicable) to cool the vehicle while driving to an acceptable temperature, property damage, bodily injury of any sort, or death. Should any loss of any kind occur, I waive **all** liability claims against the Property Manager(s) and Owner(s).

An RV air conditioner is designed to reduce the air temperature inside an RV by no more than 20 degrees Fahrenheit under optimum conditions. If the air temperature starts at 105, it may cool down to 85. It's unreasonable to expect it to cool it to 75.

Tips include turning on the air conditioning in the morning and pre-cooling the interior to get a head start on the afternoon heat, using the awning if available to shade the exterior, insulating interior cabinet ceilings and walls with Reflectix insulation, covering all windows to reduce radiant heating, cleaning air conditioning filters regularly, inserting vent insulators into the roof vents if available, and reducing cooking heat by using the microwave oven and not the propane or convection oven if so equipped. Running the air conditioning on generator power is possible but not recommended due to fuel consumption and generator duty cycle considerations.

An RV fridge or a residential fridge is also limited in it's ability to achieve and maintain optimal interior temperatures as the interior temperature of the RV increases.

Tips include cooling the fridge ahead of the rental to optimum temperature, and using a battery operated fridge fan in a propane fridge to circulate the cool air more evenly.

Drivable RV cab air conditioners should not be expected to cool the entire RV while driving. The cab and the area immediately behind it should be cool. The rear bedroom should not be expected to be cooled. One can run the generator and air conditioning while driving a drivable RV but it's not generally recommend since it can overheat the generator. The use of battery operated fans can also assist in cooling occupants and/or pets.

In addition, selection of destinations in excessive heat deserves attention. Heading to higher elevations or more northerly locations will usually reduce temperatures. Avoid southwestern desert locations in the summer! Also avoid hot and humid locations if possible.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-07

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Awning Usage Statement of Responsibility and Liability Waiver

I understand that using an RV awning adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold **Landis Oaks Properties LLC** (Property Manager(s)) or **Jeshua Patrick** (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to using an RV awning.

I understand that I am financially responsible for all damage to the awning during the entire rental period. If it is damaged or needs to be replaced, I will pay any difference between repair or replacement cost and any unencumbered funds in the Security Deposit and/or any insurance claim payment.

1. The awning must never be extended when it is windy.
2. The awning must never be extended at night.
3. The awning must never be extended and then the RV be left unattended with the awning extended.
4. The operation of the awning was explained to me and demonstrated at check-out.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-01

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Residential Fridge and Inverter Statement of Responsibility and Liability Waiver

I understand that using an RV **residential fridge** and **inverter** adds certain considerations to the RV rental. **I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.**

I, _____ (Renter) will not hold **Landis Oaks Properties LLC** (Property Manager(s)) or **Jeshua Patrick** (Owner(s)), or any person contracted to, volunteering for, or any member of their families responsible for any issues relating to using an RV **residential fridge** and **inverter**.

I understand that a **residential fridge** in an RV is better suited for camping **with** a 120-volt AC electrical hook-up.

It is less well suited for camping **without** a 120-volt hook-up. This is usually referred to as Dry Camping or Boondocking.

To use a **residential fridge**, the RV must be equipped with an **inverter** that transforms 12 volts DC to 120 volts AC. It should ideally have two or more 6-volt or 12-volt batteries. It is also helpful if the RV has portable or rooftop solar cells. A **generator** is also needed to recharge the batteries.

To work effectively, the batteries should be kept charged by the **generator** and/or **solar cells**. If the batteries are lead/acid or AGM batteries, they should not generally be allowed to fall below 50% state of charge (2 of 4 lights or 11.9 volts). LiFePO4 batteries can be discharged to 5% charge. At that point, the **generator** should be run for 2 hours. This will generally need to be done both in the morning and the evening. **If your RV power cord needs to be plugged into the generator power receptacle (manual power transfer vs. automatic transfer switch) verify that it is.** Otherwise, the **generator** will run, but the batteries will not get charged.

1. The **inverter** must be on if the **generator** is off so that the fridge will get the 120-volt AC power that it requires. There should be a green light on the **inverter** indicating that it is on.
2. Batteries must be at an acceptable state of charge (50%+ for lead/acid or AGM, 5%+ for LiFePO4).
3. Minimize opening the fridge or freezer door while running on **inverter** to conserve battery power.
4. The **inverter** may start beeping if it detects low power from the batteries. If so, you will need to run the **generator** for a while.

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-12

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Dry Camping Statement of Responsibility and Liability Waiver: _____

I understand that using an RV to “Dry Camp” or “Boondock” (i.e. camp without electric or water or sewer hookups) adds certain considerations to the RV rental relating to power management and fresh and wastewater management. I understand that it is my sole responsibility as a renter to ensure that those considerations are understood.

I, _____ (Renter(s)) will not hold _____ (Property Manager(s)) or _____ (Owner(s)), or and any person contracted to, volunteering for, or any member of their families responsible for any issues relating to Dry Camping **including loss of battery charge or generator or solar (if applicable) power, or from running out of fresh water, or from filling up the grey and/or black water tanks before the rental has been completed, or loss of cooling in a residential fridge if so equipped.**

There may be a charge of _____ if the RV is returned with dead house batteries. There may be a charge of _____ if I request that the owner(s) or manager(s) deliver fresh water to the RV. There may be a charge of _____ if I request that the owner(s) or manager(s) dump the black and/or gray water tanks.

The considerations below may mitigate the challenges of Dry Camping:

Fresh Water Management

Fresh water tank capacity: _____

8 to 10 gallons of fresh water should allow one camp shower

A camp shower means:

- Wet your body, turn the water off at the shower head, soap up, turn the water on and rinse and wet hair, turn water off, shampoo hair, turn the water on and rinse shampoo off, turn the water off, apply conditioner, turn the water on for a final rinse, turn the water off. That’s about 8 gallons.

8 to 10 gallons of fresh water should allow two loads of dishwashing

The owner **has/has not** provided _____ portable water containers with a capacity of _____ gallons each. You can use these to replenish your freshwater tank using the gravity fill (**if available**) on the RV. Remember, 6 gallons of water weighs almost 50 pounds. **It’s a two-person job** to pour water into your gravity fill. The RV **does / does not** have a gravity fill.

Wastewater Management

Grey water tank capacity _____

Grey water is water from the shower and the sinks. In general, about 80% of your fresh water will end up in your grey water tank. When the tank is full, it will need to be emptied at the campground dump station.

You may have been provided a portable wastewater container (Yes/No) with a capacity of _____ gallons. You may offload your grey water into it and transport it to the campground dump station.

Black water tank capacity _____

Black water is from the RV toilet. In general, around 20% of your fresh water will end up in your black water tank. When the tank is full, it will need to be emptied at the campground dump station. You may unhook and transport your RV to the dump station.

You may have been provided a portable wastewater container (Yes/No) with a capacity of _____ gallons. You may offload your black water into it and transport it to the campground dump station.

Tips to conserve water include using campground showers and toilets when available rather than the RV shower and toilet. Also reduce the number of times you wash dishes to once a day and by using paper plates and plastic dinnerware.

Dry Camping Statement of Responsibility and Liability Waiver: _____

Power Management

While dry camping, “shore power” as it is called, is not available. Your other sources are a **generator**, **solar cells** and the RV “house” **batteries**.

- Your RV has _____ “house” **batteries**
- Your RV **does/does not** have a **generator**
- The generator is built-in / portable / not applicable
- Your RV **does/does not** have **solar cells on the roof**
- Your RV **does/does not** have **portable solar cells**
- Your RV **does/does not** have an **inverter** to convert DC battery power to AC power
- The **inverter** is built-in / portable / not applicable
- The 12-volt systems in your RV use the batteries. These include lights, water pump, gas fridge controller, gas furnace controller and furnace blower. The generator or the solar cells or the alternator while driving recharge the batteries.
- The 120-volt systems in your RV use the **generator** and/or the **inverter**. These include the air conditioner, microwave, **residential fridge**, hair dryer, coffee maker and other plug-in appliances. Most, but not all TVs are also 120-volts (some are 12-volts). For dry camping most, if not all, of these appliances will be usable only with the **generator** running. Remember that there may be quiet hours when you are not allowed to run the generator. **Check the generator oil level daily (Galleria exempt).**
- If your RV has a built-in **inverter**, only some of the plugs will normally be powered by the inverter. These may be just for your **TVs** and **Residential Fridge**. High wattage appliances such as your air conditioner, microwave and hair dryer should generally not be used with inverter power. **If you have a residential fridge, you probably have an inverter and additional batteries. You’ll probably have to run your generator several hours in the morning and evening to power your fridge from the inverter overnight.**
- A portable **inverter** plugs into the cigarette lighter adapter in your RV or tow vehicle. Most portable **inverters** have limited wattage of about 150-300 watts. Some appliances such as hair dryers or electric heaters exceed 300 watts and should **not** be used on a portable inverter. TVs, laptops, tablets, and similar low wattage items are appropriate for a **portable inverter**.

Tips to conserve power:

- Use battery powered lights if available. Your RV has _____ battery powered lights.
- For heat, use catalytic heaters **if available** (but **not** while you sleep). Your RV has _____ catalytic heaters.
- Personal electronics and USB devices may be charged overnight with a portable power pack with USB ports. Your RV **does/does not** have a portable USB power pack. This needs to be recharged during the day from the **generator** or **solar cells**.
- Minimize use of TV, DVD/Blu-ray, CD, Amazon Fire Stick, etc.

Renter’s Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Signature of Renter: _____ Signature: _____

Date: _____ Date: _____

Revised 2022-01-21

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Signatures for Statements of Responsibility and Liability Waivers

- Awning Usage
- COVID-19
- Cleaning Expectations
- Dry Camping
- Excessive Heat
- Freezing Weather
- Generator
- Pet
- Renter Parking
- Residential Fridge and Inverter
- Towing a Trailer

Signature of Renter: _____ Signature of Manager(s)/Owner(s): _____

Renter's Name: (Print) _____ Manager(s)/Owner(s) Name: _____

Date: _____

Date: _____

Revised 2022-01-21

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Checklist to Prepare RV for Use

Checklist to Prepare RV for Use

- Check clearance for slide-outs, entry stairs, awning, etc
- Deploy wheel chocks
- Disconnect tow vehicle and level trailer (if applicable)
- Deploy stabilizers or leveling jacks and blocks (if applicable)
- Open entry doors and deploy stairs. Adjust as needed.
- Open slide out room(s). WATCH your clearances! Use spotter if available. If applicable-**watch driver's seat clearance on motorhomes**. Driver's seat may need to be all the way back and the emergency brake may need to be applied on motorhomes.
- Plug main power cable into AC power source **(or generator receptacle if needed)**
- If 12-volt systems don't work, verify that the Battery Disconnect switch near the door is in the "Connected", "Use", "On" or "1" position
- **Turn the Inverter on if so equipped**
- Connect water hose, pressure regulator, water filter (if available), and right-angle connector (if applicable) or fill adapter. Turn faucet on (if applicable) or turn on water pump (if hose is not being used)
- To flush the toilet, use the **foot pedal** or the hand **lever** near the top of the bowl
- **WARNING, do not connect the fresh water hose to the Tank Flush connection (if present)**
- **Verify that the propane gas valve is on** (driver's or passenger side outside compartment)
- Connect coax cable (if needed and applicable)
- Deploy TVs and power them on and select input/source (if needed and applicable)
- Power the generator on (only if needed and AC power is not available). **The generator requires at least ¼ tank of fuel in order to run on motorhomes. Check the oil level before first use and check it every week that you use it.**
- Open roof vents (if needed)
- Open and unlock doors to outdoor storage compartments (as needed)
- Unlock shower door (if needed)
- Turn on air conditioner (requires generator or AC power) or furnace (if needed) or Truma heater (if applicable)
- Turn on water heater (or Truma water heater if applicable) if needed (it takes about 10-15 minutes to heat up unless it is tankless). **Verify that the propane valve is on.** Water heaters with Economy mode may take longer to heat the

Checklist to Prepare RV for Use

water. **Shower may be farther from the water heater and may take longer for hot water to reach it.**

- Turn on fridge if needed (fill ice cube trays if needed). Turn on freezer if needed.
- Lower bed over the motorhome cab if needed and so equipped, mind the seat clearance

Checklist to Prepare RV for Travel

Checklist to Prepare RV for Travel

- If applicable, secure all TVs and power them off
- Close all roof vents
- Close all cabinets
- Close all drawers
- Disconnect water hose, **drain** and **unkink** the hose and **store it with the ends connected**, then open low water drain valve
- Close slide-out rooms if applicable-**watch seat clearance** (vehicle engine may or may not need to be on in order to close or open the slide-outs)
- Close and secure outdoor kitchen.
- Retract awning
- Turn off air conditioner or furnace or heater
- Turn off water heater
- Turn off water pump
- Close valve(s) on propane tank(s)
- Stow stairs, close entry doors, and fold in handrails.
- Retract front and rear stabilizers and store support blocks
- Hook up tow vehicle and trailer and install anti-sway bars
- Shut down generator (if applicable)
- Unplug main power cable and store cable and components (right angle connector, surge protector, etc.)
- Store leveling blocks (if applicable)
- Close and lock doors to all outdoor storage compartments (if applicable)
- Empty wastewater tanks (if needed):
 - Remove cap and connect the sewer hose
 - Empty the black water tank first (**some RVs may have an additional black water valve on either the driver side or the passenger side**), open driver's side valve first, then the other valve if one is present, drain the tank, close the other valve first if there is one, then close driver's side valve last)
 - Empty the grey water tank second (watching out for a **second grey water valve** if present)
 - Disconnect sewer hose (if applicable), rinse with fresh water and store sewer hose
 - Replace cap
 - Add toilet chemical and a little water to the black water tank using the toilet and run the toilet water for about 30 seconds
- Leave the **Inverter** on if so equipped

Checklist to Prepare RV for Travel

- Remove wheel chocks (if applicable)
- For **motorhomes**, if the vehicle battery is dead, use the aux/emergency start switch (if present) to temporarily connect the coach batteries to the vehicle starter
- Walk around the whole RV to check that all exterior items are completed

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RV SYSTEMS INSTRUCTIONS

POWER SYSTEM

Electricity supply can be provided to the RV in several ways, 120 volts / 30 or 50 amps is needed to run the roof mounted AC, microwave and refrigerator (which may also operate with propane). Some refrigerators operate only on 12 volts DC (no propane). The TV, toaster and coffee maker are also 120-volt appliances. The lights and the propane fridge, water heater controller and furnace controllers all use 12 volts. **If equipped with a residential fridge, it runs on 120 volts AC using shore power / generator / inverter. You may need to run the generator 2 hours in the morning and evening to charge the batteries for the residential fridge.** Sources for electricity to be delivered to the RV are: **plugged in to “shore power” or the generator or the batteries and inverter (if so equipped). Solar panels also may charge the batteries.**

WATER SYSTEM

Your water will be supplied by either the water pump or when the water hose is connected to the faucet. You need to use only **ONE** at a time, if you are connected to a faucet the water pump has to be **OFF**. Connection order is **faucet -> pressure regulator -> water filter (if present) -> hose -> RV**.

GENERATOR SYSTEM

The generator will **NOT** run if the motorhome fuel tank is below 1/4 Full. Keep in mind that the generator uses approximately one gallon of fuel per hour, this will affect your fuel usage. **Check oil level daily** (Coachmen Galleria is Exempt)

PROPANE SYSTEM

Verify that the main propane valve is **on** (outside driver side or passenger side compartment). Do not let the propane tank run completely empty because that will allow air inside the system (pipes), if this happens, after you refill the tank, you will need to turn on the stove burners (if present) to allow for the pocket of air to bleed out. This process may be also needed with the furnace and water heater if they operate on propane. Your generator may run on gasoline, diesel, or propane.

TOILET – BLACK WATER TANK SYSTEM

If you are at a location that has sewer hook ups in your own campsite/space, leave the black water tank valve **CLOSED**, make sure you have at least two gallons of fresh water and the treatment tank enzyme pods provided to you. Only release the sewer tank content when it has reached almost full capacity, or you have completed your rental. **NEVER** leave the black water tank release valve **OPEN**.

BATTERY SYSTEM

Coach batteries (the ones that run everything inside the unit as well as the porch lights) get charged when (1) the RV is plugged in or (2) by the motorhome engine alternator when it is running or (3) the solar panels are generating power, or (4) while the generator is running. **While dry camping, the inverter powers a residential fridge.** Make sure to follow the first set of instructions on how to operate the system. What is important to remember is that if you drain the batteries, they may be damaged beyond recharging, and you may be responsible for replacing them.

WHILE TRAVELING

Keep the propane valve **ON** (you can set the refrigerator to **AUTO** in order for your food to stay cold). Keep in mind the fridge will be operating with the 12-volt system (and perhaps propane). **Residential fridges require that the Inverter be on. The alternator will charge the batteries while traveling.** Keep the water tanks as low as convenient to avoid carrying too much weight and affecting your MPG.

AWNING

The RV owner(s) have requested that you do **not** use the awning (if present) as it is the RV accessory most likely to be damaged. The owner(s) may have supplied a shade canopy for your use. (Coachmen Galleria **exempt**.)