

**The Mobile Hacienda**  
**Jayco Jayflight BHS 31**  
**Renter's Manual**



*HAVE A SAFE AND  
COMFORTABLE TRIP!*

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## **1. EMERGENCY CONTACTS**

### **IN CASE OF EMERGENCY DIAL 9-1-1**

#### **OWNERS:**

Jered Wisdom (660) 591-2353  
Lauren Wisdom (660) 591-2424

**OUTDOORSY SUPPORT 1-877-723-7232**

**OUTDOORSY ROADSIDE ASSISTANCE 1-877-978-7222**

**RVSHARE SUPPORT 1-888-482-0234**

**RVSHARE ROADSIDE ASSISTANCE 1-855-229-9696**

For Roadside assistance have your membership ID number ready, as well as your vehicle information and current location (including any mile marker, highway number, city, street, nearest intersection or landmark). Once membership is verified, a customer service representative will dispatch services to accommodate your needs.

**SMOKING AND PETS ARE STRICTLY  
PROHIBITED IN THIS TRAILER**

**HAVING SUCH WILL RESULT IN THE FORFEITURE OF SECURITY  
DEPOSITS AND MAY WARRANT ADDITIONAL FEES**

## **2. 2006 Jayco Jayflight BHS 31 – SPECS**

|                           |   |
|---------------------------|---|
| Unloaded Vehicle Weight   | 6885 (lbs)  |
| Dry Hitch Weight (lbs)    | 970 (lbs)   |
| Hitch Specs               | 2 5/16" ball Husky Centerline<br>Model 32218 with spring<br>bars and 7 pin plug |
| Gross Vehicle             |   |
| Weight Rating             | 9000 lbs  |
| Cargo Carrying Capacity   | 2110 lbs  |
| Exterior Length           | 33'   |
| Exterior Width            | 6' 9"   |
| Exterior Height           | 11.2"   |
| Interior Height           | 81"   |
| Fresh Water Capacity      | 46 gal  |
| Water Heater              | 6 gal   |
| Gray Wastewater Capacity  | 32.5 gal  |
| Black Wastewater Capacity | 32.5 gal  |

## **3. ATTACHING & DRIVING WITH A TRAVEL TRAILER**

The driver may have to move the tow vehicle slightly forward and/or back to get the camper hitch locked once the trailer's hitch is lowered onto the ball. **NO** beating or prying necessary, just move the tow vehicle a bit until the trailer hitch properly fits over the ball and the latch can be easily secured. Make certain that cotter pins are secured, latch the hitch lock and the following are attached: electric cable, safety brake cable, tow chains.

**Do not exceed the posted speed limit. Relax, take your time, you're on vacation.**

**Give yourself plenty of time and space when stopping, never slam on the brakes and remember, you need extra room when turning a trailer especially when making right turns. Give yourself plenty of room when pulling up to and away from gas pumps or anywhere.**

**Be aware of trailer sway. A few factors can cause the trailer to sway and fishtail – excessive speed, cross winds, draft from passing tractor trailers, and an**

unbalanced load inside the trailer (i.e. don't pack all your gear on one side or in the back). The best way to correct trailer sway is to avoid it in the first place - avoid travel during heavy crosswind weather and be aware of large trucks coming up from the rear to counter-steer their bow wave drafts. If your trailer starts to sway on the road, the NHTSA recommends activating the manual brake control override by hand. Applying the tow vehicle brakes will generally make the sway worse. Lift your foot from the accelerator but do not step on the brake pedal unless you're in danger of hitting something. <https://blog.nationwide.com/rv-towing-tips-for-preventing-trailer-sway/>

A stabilizing sway bar/weight distribution hitch is available and is strongly recommended if it works with your vehicle.

The trailer is not to be driven on any unpaved roads except those in licensed RV parks and campgrounds or maintained municipal roads. DO NOT drive on unmaintained roads, logging roads, forest service roads, beaches, etc.

#### **4. SETTING UP**

##### **SECURING THE TRAILER ON YOUR SITE**

- Position the trailer in a flat location so that the utility hookups are easily reachable (pull in so that the hook ups are located facing the backside of the trailer – opposite side of door - close enough that the hoses and cords can reach the hookups). Also be mindful that you will need room on the slideout side for it to be extended without hitting anything.
- When the trailer is in the preferred location, put the chocks under the wheels – this will prevent the trailer from accidentally moving.
- Disconnect cotter pins, electric cable, safety brake cable, tow chains and unlock hitch (replace the cotter pins and lock so they aren't lost).
- Place jack foot back on the bottom of the jack, place a block under the jack foot and disconnect the trailer from the vehicle by raising the jack until it clears the ball hitch.
- Move vehicle forward.
- The camper is leveled by raising and lower the jack at the front of the trailer and adding blocks under the wheels when necessary. There is a small level in the cubby under the kitchen sink.
- Wind down the four stabilizer jacks with the stabilizer jack crank located in the front storage area. Use one yellow leveler block or piece of wood under each stabilizer jack to provide a flat surface if needed or if it is real muddy. When adjusted, the stabilizer jacks should be in the shape of a diamond, and

just resting on the blocks for stabilizing only.

**Warning: The stabilizer jacks are NOT designed to level or elevate the trailer. Rule of Thumb: stabilizer jacks are FIRST TO GO UP when taking down, and LAST TO GO DOWN when setting up.**

#### THE SLIDE OUT

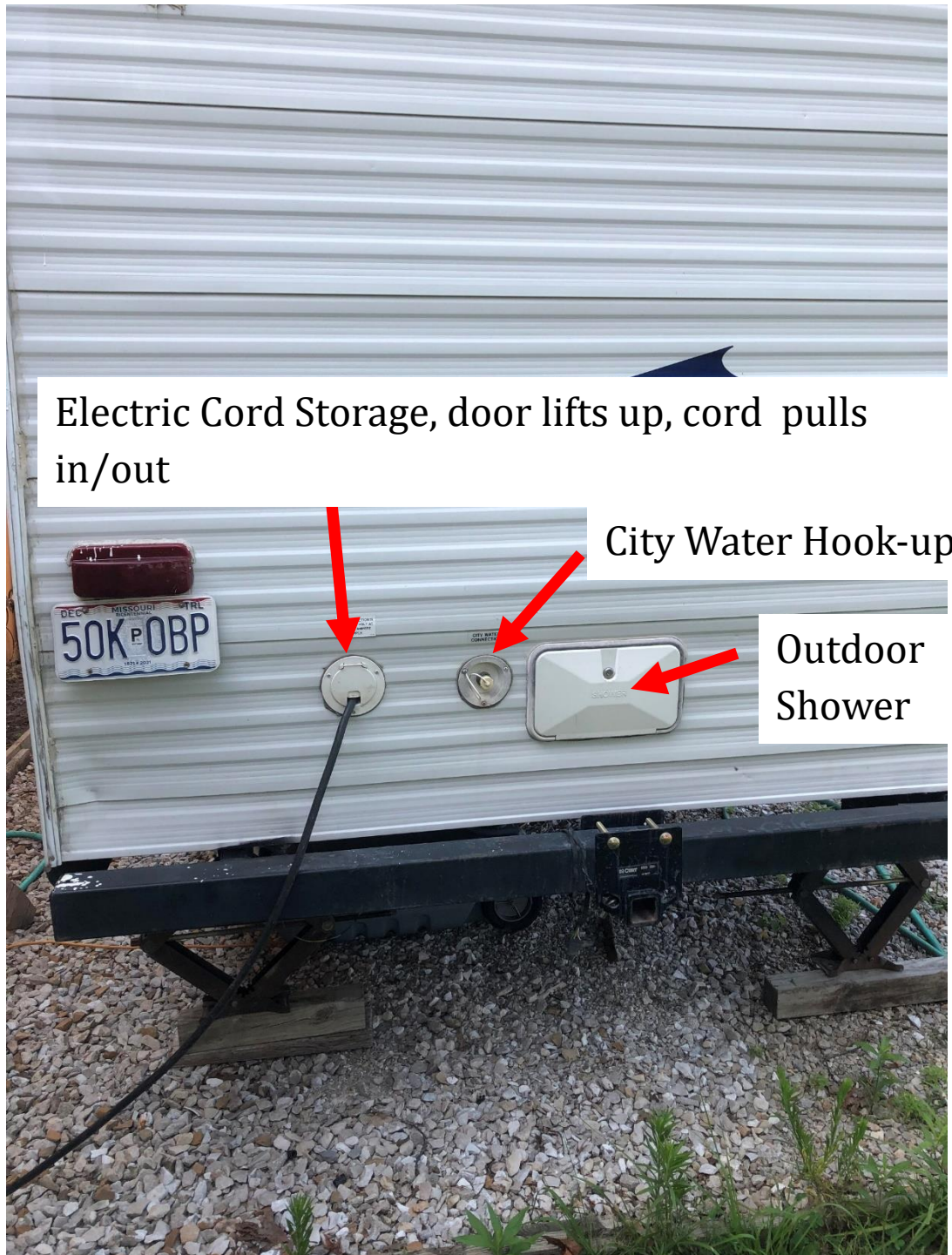
- Now remove the cover from the Slide-out switch and press “OUT”. After the slide has traveled out just enough to walk to the other end of the slide, stop and look between the back of the slide, on both ends, and the wall (below where TV is sitting). Make sure nothing has fallen back there during travel as this can keep the slide from completely going out.
- Once the area around the slide is all clear on the inside make sure there is nothing outside that the slide is going to hit.
- Now continue to press the “OUT” button until it completely stops extending, if hooked to electricity it will make a “popping” sound as it tries to extend further.

**Warning: Slide must be all the way in or all the way out, otherwise rain can get inside along with insects and anything else.**

- You will get 4 keys for the camper: 1 black key with rounded corners opens the main door, 2 black square keys, one for each of the doors in the bunk room, and 1 brass key for the storage compartments/shower.



## HOOKUPS



## **ELECTRICITY**

- **The battery ALONE will only power the lights, furnace fan, front jack, & slideout.**
- **The camper and electrical cable/plug are 30 AMPS.**
- **Pull 30 amp plug from very rear of trailer, at campsite electric pedestal turn breaker to OFF and plug into provided 30 amp electrical hookup outlet. Then turn breaker ON.**
- **If the provided hook-up outlet is only 50 amp use the 50 amp adapter**
- **If the provided hook-up outlet is only 15 amp use the small 15 amp adapter (i.e. looks like a normal household outlet) but then DO NOT run several electrical items at once such as A/C and microwave**







## WATER

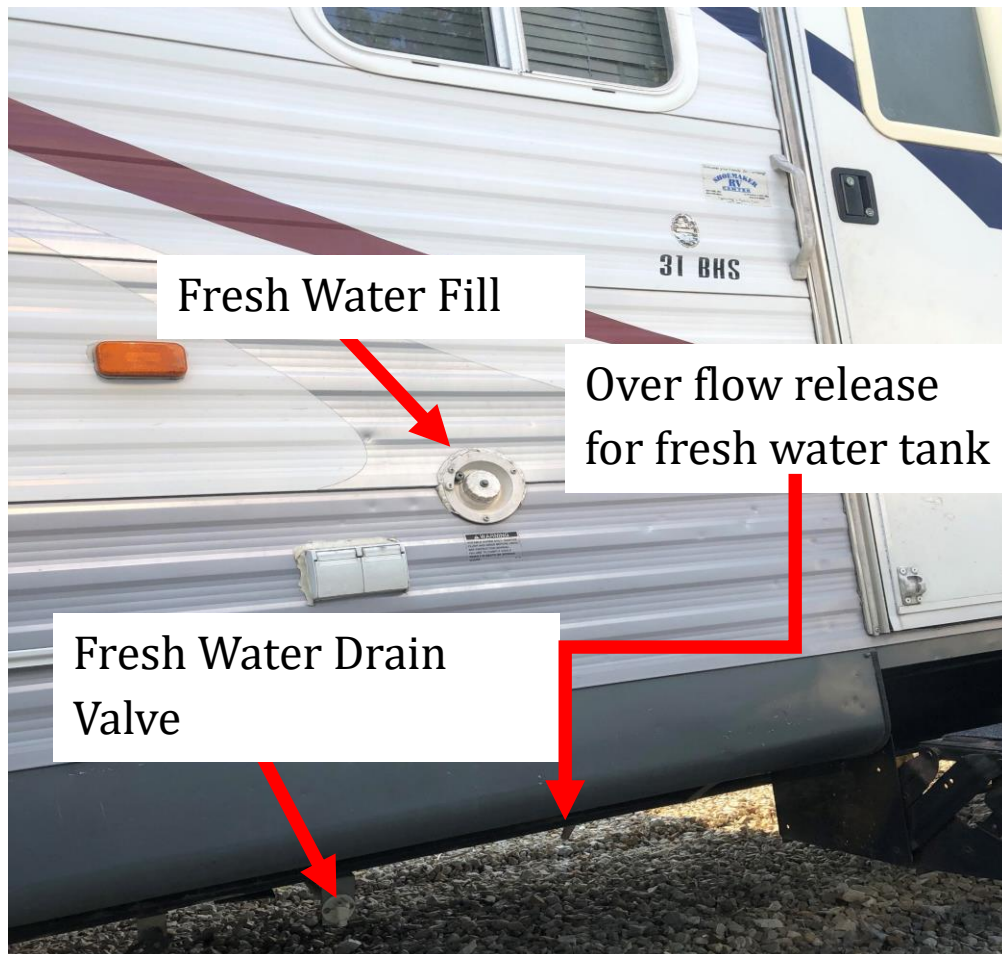


- Connect the provided hose to the campsite spigot. Let it run 30 seconds, then shut off.
- Connect the hose to blue water filter which has the copper/brass pressure adapter and elbow attached. Let it run 30 seconds, then shut it off. Note: disconnect the elbow connector and connect it to camper first then connect

pressure regulator and water filter to that.

**Copper water pressure adapter MUST be attached somewhere in the hose setup to prevent water line breakage in the camper.**

- Turn on a faucet in the trailer to bleed air from the lines.
- If you do not have water hookups on your campsite, you will need to have the fresh water tank filled, we can do that for you before you leave (it is more weight to haul) or you can do that yourself at the campsite.
- When not connected to city water supply, turn on the switch for the water pump on the control panel (water/pump) located on the wall to the right of the refrigerator when you require water.
- Turn the switch off when running water is no longer required.
- The fresh water tank capacity is 46 gallons, the grey water tank (waste water from sink and shower) capacity is 32.5 gallons. Please be mindful that the grey water tank will need to be emptied (at a designated pump out station) regularly if in regular use, do not let tank get too full as it will back up into the sinks and shower. **The guage lights on the control panel are not accurate.**





## SEWER



- If at a full-service camp site, connect the sewage discharge hose (stored in the black tube on lower front of trailer) to the trailer and the site sewer

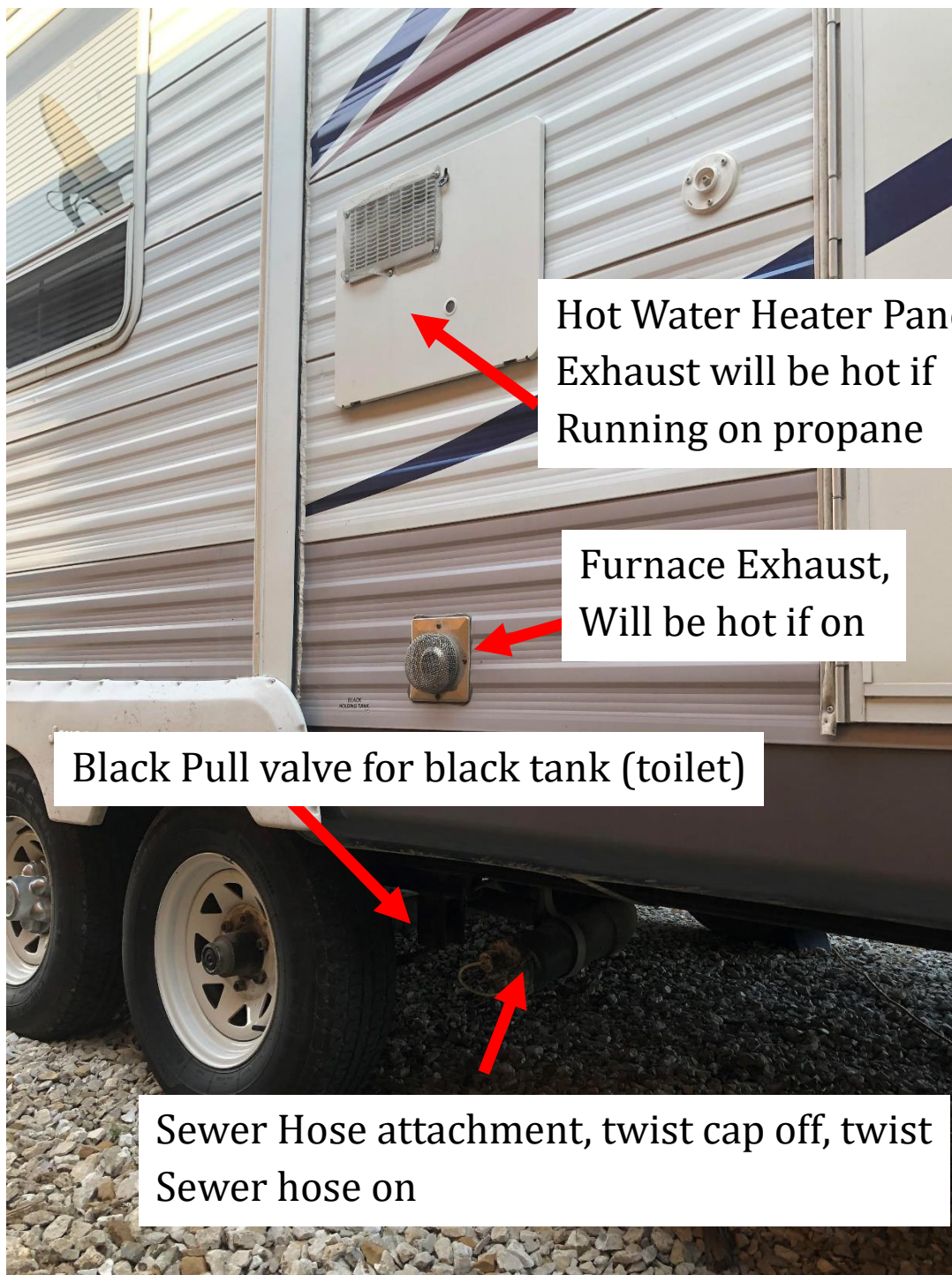
connection.

## BLACK AND GREY WATER DUMPING

- The black lever and the gray lever stay closed (pushed in) at all times until ready to dump.
- Use the levers to empty the black (toilet) and grey (sink/shower) water tanks (located on driver's side of camper) by pulling the levers out. If possible, flush the toilet while initially dumping the tank to help flush it out.
- Grey water lever is grey and is in front of the tires (will be under the slide out if it is extended) and the black water lever is black and is beside the sewage discharge connection.
- **IMPORTANT: Dump the black water first** by pulling out the lever. When tank is empty, you should hear water flowing or not. Then dump the grey water by pulling out the gray lever until tank is empty, then push in the levers to close the tank. **Emptying the grey water tank SECOND will help clean the sewage discharge hose.**
- Rubber gloves are provided to assist in the dumping of the black and grey water tanks. The gloves are in a plastic bag in the front storage compartment with the sewer fitting. Please return unused gloves to the tote when you are done.
- The black and grey water tanks must be dumped before the trailer is returned or a \$50 fee will apply.







Hot Water Heater Panel/  
Exhaust will be hot if  
Running on propane

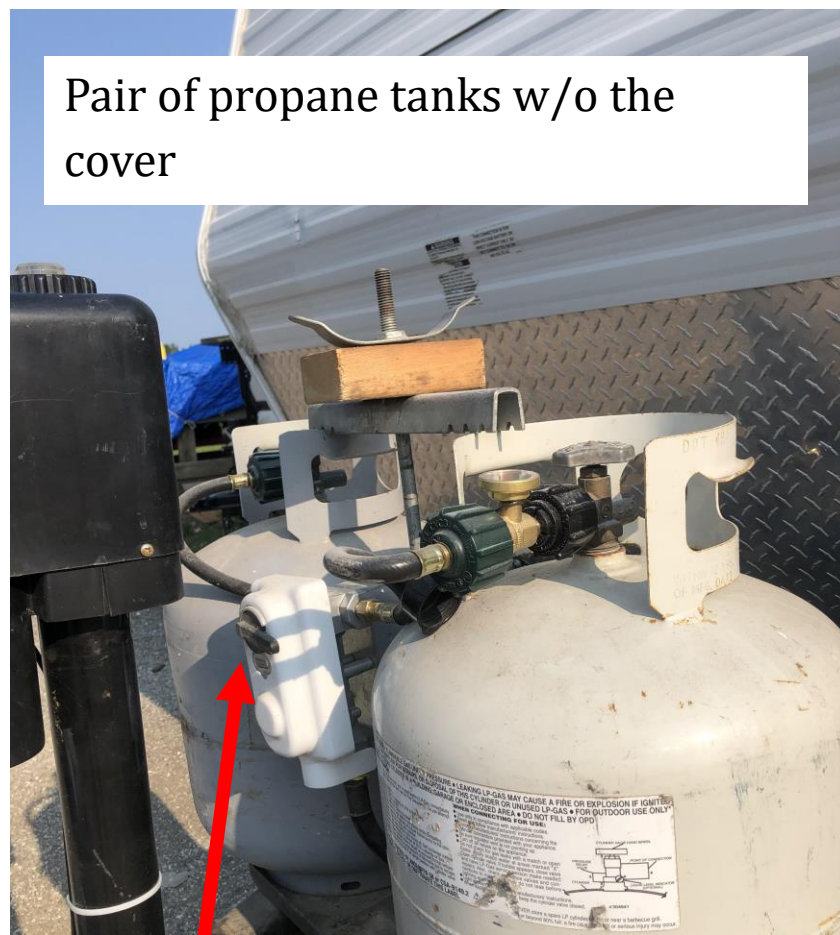
Furnace Exhaust,  
Will be hot if on

Black Pull valve for black tank (toilet)

Sewer Hose attachment, twist cap off, twist  
Sewer hose on

## PROPANE & REFRIGERATOR

- The propane will power the stove top, oven, water heater, heating system (except the fan on the furnace) and the refrigerator when traveling (when appropriate frig switch is on).
- If you need to use the refrigerator to keep food cold while transporting the camper, it must be turned on several hours before travel in order to get cold.
- When traveling, make sure the propane tank is on and turn the refrigerator switch to “AUTO”. When on “AUTO” it will first check for electric source, if electric is off it will check for gas.
- Turn the propane supply on by turning the knob on top of the propane tank all the way to the open direction –THIS IS MOST LIKELY ALREADY ON. If you are on a trip and run out of gas you may have to switch tanks. If so, close the tank valve that was open, and then open the valve on the second tank. The black knob on the post between the two tanks should be pointed down or towards the tank that is open.





#### **HEAT & A/C**

- Thermostat is located on the wall under the control panel to the right of refrigerator.
- Slide switch to either "COOL" or "HEAT" and slide setting to desired temperature.
- Slide "FAN" switch to "HIGH" or "LOW".
- The heating system uses a lot of propane, but if you are in below freezing temperatures and using water in the camper it must be on to prevent freezing. The furnace fan uses electricity, if you are not plugged in to electricity running the furnace all night will run the battery down after 1-2 nights.
- The AC requires electric hook up and will NOT work off the battery.
- Turn AC OFF when not in use or not connected to electricity.





## HOT WATER

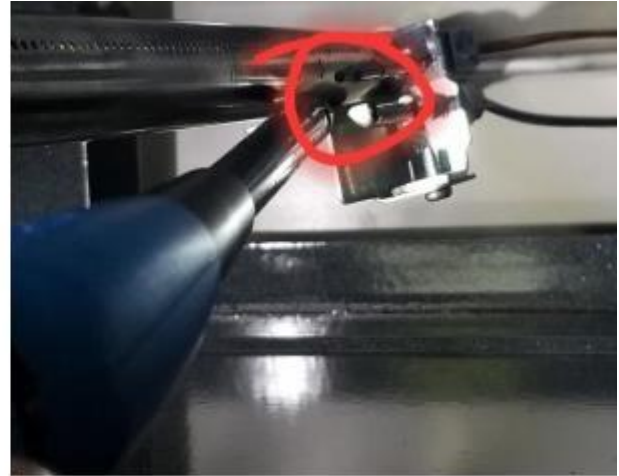
- Hot water heater runs on propane or electric (if hooked to electricity), and is only 6 gallons. **Make sure there is water in the tank before turning on the hot water heater or you will burn out the heater**; either by making sure city water is hooked up, or fresh water tank being full and water pump is on.
- On the control panel on the wall to the right of the refrigerator, turn the ELECTRIC hot water supply switch on 10-15 minutes prior to use to allow time for water to heat up. If you don't have electricity, use the LP GAS switch.
- You should hear the hot water tank ignitor click and the gas ignite. The water tank is located in the wall under the television.
- Wait approximately 10-15 minutes for the water to heat up.
- Turn OFF the hot water switch when no longer required/in use.
- Leaving the hot water heater LP GAS switch on will deplete your propane supply.

## MICROWAVE

- The microwave will only run on electricity – NOT on the battery.

## GAS COOK TOP

- Ensure the propane tank is in the ON position.
- Turn the cook top burner to LITE position and use the lighter from in the cubby under the sink. Once Ignited turn to desired level.
- If cook top does not ignite in a few seconds and if you don't hear anything coming out check the propane tanks on the front. It may be empty.
- The oven must be manually ignited. Turn the oven knob to "PILOT" and push and hold knob in while using the lighter from the cubby to light the oven at the location shown in the picture below.



## LIGHTS

- Exterior & Interior light switch located just inside the door to the left.
- Additional Interior lights: switch is located in the center of each individual light.
- Bathroom light switch and exhaust fan is located on wall above the bathroom sink.

## CONTROL PANEL

- Located on the wall to the right of the refrigerator. The guage on the control panel for the various tanks is not accurate.

## FUSE PANEL

- Fuse/breaker panel is located on very back wall under the bottom bunk. To access it you will likely have to fold the bunk up.
- If a breaker trips, pull the cover off of the fuse panel..
- Check for the tripped breaker and flip it off then on to reset.
- Do not use too many appliances at once (kettle, Hair dryer, A/C, heater, etc.) this will trip breakers.
- The fuses on the right could blow and extra fuses are located in drawer located on the very back wall between the bunks. To tell if a fuse is blown, pull it out and see if the metal is split in half, will often have a burnt appearance.



## **TOILET**

- **DO NOT** put anything except the provided RV safe toilet paper in the toilet. Dispose of tissues, feminine products, etc. in the garbage.
- To flush the toilet, use the foot pedal. Push half way to fill bowl with water, push all the way to open the hole and flush.
- Always leave a few inches of water in the toilet bowl.
- Toilet chemicals are located in the cabinet under the sink. After you completely dump the black tank and have closed the valve outside, fill the bowl with water, flush it with a toilet pod and leave it alone. This is the last step to dumping the black water tank.

## **SHOWER**

- Do not wash muddy/excessively dirty/greasy things off in shower. If you must, just use the outside shower.
- After the showering, make sure the floor is dry as moisture ruins the wood cabinets and flooring

## **CAMPING ACCESSORIES**

- A manual awning/sunshade is available for your use. We discourage guests from using it though because it is very susceptible to damage from wind/rain, especially those surprise events when you have left camp for the day. Repairs/replacement can easily be \$1500
- A screened gazebo is available for your use. Do not use on windy days and it must be staked down to be fully functional.
- Two camp chairs and a small table are in the trailer.
- Please keep the camp chairs far enough away from any campfire so that they do not get damaged.

## **GENERATOR (if you rented it)**

- Owner's Manual is included at end of this binder
- Turn everything off in camper and do not have anything plugged into generator when you start it.
- Make sure oil is up to top of fill hole and that it has sufficient fuel.
- Only after the generator is running can you plug electrical items into the generator.
- When turning generator off, 1<sup>st</sup> turn everything off in camper, 2<sup>nd</sup> unplug everything from the generator, 3<sup>rd</sup> then flip the "OFF" switch on generator
- The generator should be returned full of gasoline.

#### 4. PACKING UP

- Return all fixtures and household items to the original locations.
- Remove all items from the fridge and wipe out the fridge.
- ENSURE ALL WINDOWS/VENTS ARE CLOSED. Open and close windows with care – they do occasionally stick – DO NOT USE EXCESSIVE FORCE.
- Ensure the heating system is OFF.
- Turn OFF all electrical items (lights, etc.) in the trailer, and set all switches on the control panel to OFF.

The Slide Out (best to do once done in camper but still hooked to electric)

**Warning: Exterior roof of slide out must be dry and clean of debris prior to retracting. Snow, leaf litter, sticks/acorns will prevent it from coming completely in and can damage the rubber roof. Moisture on the exterior can come in and wet carpet, trim, etc.**

- On the "slide-out switch" press "IN" until the slide is completely in. Make sure everything is out of the way. If still hooked to electricity it will make a "popping" sound once it is fully retracted

- Empty black and grey water tanks – black water tank 1<sup>st</sup>, grey water tank 2<sup>nd</sup>.
- Unhook the sewage, water and electrical supply lines.
- After you dump both tanks drain all water from the freshwater tank by turning the valve. It is the small white valve located to the left of the main entry door steps, under the trailer.
- Return stabilizer jacks to fully up position. Pack away any leveling blocks
- ENSURE THE STAIRS ARE PUT UP
- Ensure all doors/hatches are closed locked
- Attach the tow vehicle to the trailer, including the wiring harness and emergency/breakaway brake line.
- Raise the front jack completely and store the jack foot away.
- Ensure brake and tail-lights on the trailer are operational

**Make certain camper hitch is completely down over the ball of the vehicle hitch and that the camper hitch is locked on.**

- The driver may have to move the tow vehicle slightly forward and/or back to get the camper hitch locked. NO beating or prying necessary, just move the tow vehicle a bit until everything is secured.
- Remove all leveling blocks/wheel chocks from the wheels and pack away in tote in front storage area.

## 5. RETURN CLEANING CHECKLIST

**THE TRAILER IS REQUIRED TO BE RETURNED IN THE SAME CONDITION AS IT WAS AT TIME OF RENTAL PICK-UP**

Additional charges will be assessed to renter if extra cleaning is required after the trailer is returned. Charges will be deducted from your security deposit.

- Remove all personal belongings and leftover food items.

- Wipe out the fridge and freezer.
- Make sure all kitchenware, appliances and dishes are washed, dried and put away.
- Wipe down all countertops, toilet and shower with cleaning products provided.
- Remove and dispose of all trash.
- Sweep out trailer (broom and dust pan in storage hatch).
- Remove all personal belongings from interior/exterior storage areas.
- Empty black then grey tanks and fresh water tank. Rinse and store hoses and adapters.

#### **RETURN TIME**

Please set up an agreed upon return time at the time of pick-up. Please respect return time as the trailer may be rented directly after. If, under circumstances beyond your control, you will be late returning the trailer, notify owners immediately. Late fees may be assessed.

**IT IS OUR GOAL TO RELEASE YOUR ENTIRE SECURITY DEPOSIT TO YOU. PLEASE MAKE SURE TO TAKE CARE OF THE BUSHWHACKER AS IF IT WERE YOUR OWN SO THAT WE CAN ACCOMPLISH THIS.**

**WE WOULD BE HONOURED IF YOU WOULD TAKE THE TIME AFTER YOUR TRIP TO WRITE A 5 STAR REVIEW SO OTHERS CAN SEE WHAT TO EXPECT IF THEY SHARE OUR TRAILER. YOUR REVIEW MAKES A HUGE DIFFERENCE AND WE HAVE TWO YOUNG BOYS THAT LIKE TO EAT.**

**THANK YOU FOR SHARING YOUR EXPERIENCE AND YOUR BUSINESS!**

**THANK YOU FOR RENTING WITH US AND WE HOPE TO SEE YOU AGAIN SOON!**

#### **6. OWNER PROVIDED PROVISIONS**

The trailer comes fully stocked with everything you should need for a camping trip, just bring yourselves, your clothes and your food, we do the rest. Please respect the items we provide and leave them clean and returned to their original storage spots. Additional fees will be assessed for any broken, lost or stolen items.

### **Top Cabinet**

Assorted Seasoning  
Paper Plates/bowls/cups  
Plastic forks/spoons  
Aluminum Foil  
Plastic wrap  
Cooking oil  
Coffee percolator  
Reusable plates, bowls, cups  
Zip storage bags  
1 metal grilling flipper  
Food containers  
1 fluid measuring cup

### **Cubby Under Sink**

1 long lighter  
1 small level  
TV Remote

### **At Sink**

Dish brush  
Dish soap  
Dish drying rack

### **Drawers Under Sink**

Measuring cups  
Knives, forks, spoons, wooden spoons, nylon turner, nylon spoon, whisk,  
silicone tongs, can opener  
Matches

### **Drawer Under Refrigerator**

Lids to pots/pans  
1 Cutting board

### **Cabinets to left of doorway**

Fly swatter

### **Cabinet Under Oven**

Pots/pans

### **Cabinet Under Refrigerator**

Extra kitchen trash bags  
Extra bathroom trash bags  
Lysol Cleaner  
Cleaning Rags

**Under dinette on Left Side**

1 White wash basin  
2 legs for bunkroom table  
Clear bag with:  
6 Bath towels  
6 wash cloths  
2 hand towels  
2 Dish rags  
2 Dish drying towels

**Under dinette on Right Side**

Battery operated fan  
Clear totes:  
Extra insulated cups  
1 French Press  
Food storage containers  
Pitcher

**Under Front Bed**

Spare Tire

**Under Bathroom Sink**

Extra Toilet Paper  
Bag of toilet treatment (Use 2 after you dump the tank)

**MISC**

1 fire extinguisher  
1 green indoor door mat at doorway  
2 - 20 lbs propane tanks  
4 mattress covers on bunk beds/1 mattress cover on queen  
1 Large Ziplock bag w/trailer and appliance manuals (located in cabinet by queen bed)  
2 zero gravity camp chairs  
1 wooden camp table

**OUTDOOR**

**Misc.**

1 sewer hose (in black tube on front)  
1 Camper Power Cord (attached to rear)

**In Front Storage Hatch**



**Sewer Hose elbow (in green tote)**  
**1 set of rubber gloves (in ziplock in green tote)**  
**1 pack of 10 yellow levelers**  
**1 stabilizer jack crank**  
**1 green outdoor door mat**  
**1 50 AMP electrical adapter**  
**1 15 AMP electrical adapter**  
**1 Fresh water hose**  
**1 Roll of color changing LED lights**  
**2 screw adjusting jack stands**  
**4 wooden wheel chocks**  
**1 blue wate filter with brass elbow and pressure regulator attached**

## **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.

### **DUMP**

\$50 CHARGE WILL BE ASSESSED IF BLACK AND GREY TANKS ARE NOT EMPTIED PRIOR TO RETURN

### **KEY REPLACEMENT**

\$50 CHARGE WILL BE ASSESSED IF ALL KEYS ARE NOT RETURNED.

### **POWER ELECTRICAL CORD REPLACEMENT**

\$150 TO REPLACE DAMAGED ELECTRICAL CAMPER POWER CORD

\$50 TO REPLACE ANY ELECTRICAL ADAPTERS.

### **SEWER HOSE REPLACEMENT**

\$75 TO REPLACE LOST OR MISPLACED SEWER HOSE AND/OR ADAPTERS.

### **CLEANING**

\$50/HR (1HR MINIMUM) FOR ANY EXTRA CLEANING REQUIRED AFTER RETURN. THE TRAILER SHOULD BE RETURNED IN THE SAME CONDITION AS IT WAS AT PICK-UP.

### **AWNING**

WE DISCOURAGE THE USAGE OF THE EXTERIOR AWNING. THIS IS FOR YOUR PROTECTION BECAUSE THEY ARE \$1500 TO REPLACE AND CAN BE DAMAGED VERY EASILY DUE TO WEATHER OR ACCIDENTAL MISUSE. AWNINGS ARE NOT COVERED BY INSURANCE. DAMAGE TO AWNINGS, INCLUDING DAMAGE WHILE DRIVING (TREE, TOLLROAD, ETC) ARE 100% YOUR RESPONSIBILITY AND COULD EXCEED YOUR SECURITY/DAMAGE DEPOSIT AMOUNT.

### **SMOKING**

**SMOKING IS STRICTLY PROHIBITED. SMOKING IN THIS UNIT WILL BE CAUSE FOR FORFEITURE OF SECURITY DEPOSITS AND MAY WARRANT ADDITIONAL FEES.**

### **PETS**

**PETS ARE STRICTLY PROHIBITED FROM BEING IN THE CAMPER. ANY SIGN OF ANIMALS BEING IN THE UNIT WILL BE CAUSE FOR FORFEITURE OF SECURITY**

**DEPOSITS AND MAY WARRANT ADDITIONAL FEES.**

**AIR CONDITIONER DISCLOSURE**

I acknowledge that the air conditioner in the RV/trailer may not cool the RV/trailer in direct sunlight and hot weather, and that this is normal to the operation of these units. I agree that the following circumstances may cause this condition: 1) very hot weather, 2) inadequate power to the units, 3) turning the units on after it is already hot in the RV/trailer. 4) condenser temporarily freezing up during extended non-stop use in very hot weather. I acknowledge that normal operation of the air conditioners allows for only 15 to 20 degrees cooling below outside temperatures on hot days. I acknowledge the air conditioner is in proper working order. I am fully responsible to replace the unit, and this damage is not covered by insurance. Rental company does not warrant air conditioner performance when ambient outdoor air temperature is above 94°F (34.4°C)

I hereby acknowledge receiving and reviewing the 2021 Bushwhacker Manual regarding their 2021 Braxton Creek Bushwhacker 17 BH Plus travel trailer camper; and I further acknowledge reviewing the fees and understand that any additional or applicable fees post contract will be deducted from the security deposit.

RENTER SIGNATURE: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_