

Supplemental Rental and Rules Agreement

JRV Rentals LLC

VIN: 1FDWE3FS1FDA16937

Owner: Jason Alderman (706)870-9684

Renter: Yourself

Rental Period: Indicated on rental platform.

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later.

1. Training: When you pick up the RV, we will complete a pre-rental orientation of the RV that will take about 1 hour, depending on any prior experience you have with a motorhome. It takes time to do a thorough and complete walkthrough, so please plan accordingly.
2. All drivers must be at least 25 years old and must be listed on the rental platform contract when you pick up the RV.
3. No Refunds for Early Returns: If you return the RV early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident; however, if the MVA is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
4. Parking: There is no charge to park one passenger vehicle at the RV pick up location only during the rental period. The renter is liable for any damage, theft, or any other type of loss to their vehicle while it is on this property. If the vehicle is left beyond the rental period, it will be towed at the renter's expense.
5. Fee for Late Returns or Late Pickups: A fee of \$75 per hour will be charged if the RV is picked up or returned later than the agreed upon time. If the RV is returned after dark or while owner is not available, it will be checked in the next day during daylight hours when convenient to the owner and additional rental days will be charged accordingly. If a late return causes a delay and/or cancellation of the next booking, the security deposit may be forfeited at the owner's discretion.
6. Travel Restrictions: No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads or attending a restricted event, such as a music festival without prior written approval, will result in the forfeiture of your entire deposit.
7. Toll Roads, Red Light Cameras, Parking Tickets: Toll invoices are a major burden. If we receive any a \$50 administration fee plus the cost of the bill for EACH invoice will be billed to you. Responsibility for any traffic or parking violations will be transferred to you and you will be charged a \$50 administration fee. If you want to use toll roads, you are free to pay at the plazas or bring your own toll tags, just make sure no invoices or toll by plate, etc. mail comes our way. You can avoid the \$50 administration fee if you know there were toll charges and pay the owner at the end of the rental.
8. Campground Reservations: We are not responsible for campground reservations – including cancellations for any reason. All campground reservations must be made separately with the campground's reservation agency. All campground and campsite fees are separate from and in addition to the rental price and fees under this agreement. No refunds will be given for campsite reservation errors.
9. Awnings: We DO allow the usage of the exterior awning, but strongly advise using caution! This is for your own protection as well because they are NOT COVERED by insurance, and they are very expensive to repair or replace if damaged. Damage to awnings, including damage while driving, any acts of nature, or negligence are 100% your responsibility and will exceed your security/damage deposit amount. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair.
10. Generator: If you choose to use the onboard generator, the following rules will apply. Do not leave the RV unattended while the generator is running. Do not run the generator overnight or anytime while sleeping due to safety reasons that could result in serious injury. Generator usage that exceeds 2 hours per day will be billed at an additional \$5 per hour. Note: The generator power output is limited, and some functions of appliances may be limited during its use.
11. Tires: RV tires are partly filled with nitrogen as it does not cause pressure fluctuations. The tires on the RV have been inspected and checked, along with all other parts, prior to your rental period but if a tire seems low you can refill it with air. Please report any issues with the owner as they happen.
12. Rooftop Usage: We **do not** allow the use of the motorhome's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a complete loss of your entire security deposit. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair.
13. Pets: You MUST request & get owner approval *before* allowing pets in the RV. Owner reserves the right to accept or decline any animal, for any reason. Pets are *not* allowed on any upholstered area due to the soft material and the risk of stains, smells or other damage. If any pet damages occur, including evidence of pet urine or feces, you will forfeit your entire security deposit, and any excess damage will be charged to you accordingly. If any large amounts of pet hair are left upon return, you will be charged a full Deep Cleaning Fee of \$300 for this to be removed.
14. Propane: If you use less than a quarter tank, there is no charge. Propane must be refilled before you return unless you have chosen to add this service (for the \$35 per quarter tank) to your booking or pay the owner upon return of the rental.

15. Waste Holding Tanks: There should be nothing, including, but not limited to feminine pads or tampons, diapers, tissues, napkins, wipes, etc. put into the black water waste holding tank as this will cause it to become clogged and require an exceptional amount of cleaning to clear. You will be provided with many rolls of RV safe toilet paper and we ask that this is the **ONLY** thing put into the waste holding tank. There is to be nothing other than sink or shower water put into the gray water holding tank. Any type of food particles or grease put into the gray tank may cause a clog that will require extensive cleaning and/or repair to remove. Both holding tanks (Gray and Black) must be emptied prior to return and valves left Closed, and the screw cap left ON. If tank levels do not read EMPTY on the control panel, you will be charged a \$150 dump fee. NO EXCEPTIONS.
16. Cleaning: We do NOT charge an up-front cleaning fee. The RV must be returned with a clean interior and exterior. "Clean" means, as you received it or better – as shown in the pre-rental pictures. If you return the RV dirty, you will be charged a \$200 cleaning fee. A Deep Cleaning Fee of \$300 will be charged if RV is returned unclean AND requires more than a surface cleaning or any reconditioning. There are wash stations and vacuums available at our location if needed.
17. Smoking: There is **NO SMOKING** allowed in the RV. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of \$1500 at the owner's discretion. NO EXCEPTIONS.
18. NO DRUGS: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. If the RV is returned with any evidence of drug use or the transportation of drugs will result in law enforcement being called for a report and to collect the evidence.
19. Odors/Cooking: We do not allow anything that can create a strong smell in the RV that is difficult to remove, such as the storage of chemicals, fuels, burning, or cooking of fish, bacon, deer, etc. These must be stored and/or prepped/cooked outside the RV. If odors are detected, you will be charged the Deep Cleaning Fee of \$300.
20. Damage/Minor Repairs: Any damages need to be reported to us immediately. If a potential repair is minor, you may make the repair **after** consulting us. Do not repair anything until you've spoken to us about it. Replacement of defective parts and receipt must be brought back for reimbursement. There will be NO reimbursement if you do not bring back the defective part you replaced and the receipt. If you purchase an item necessary due to an equipment failure (sewer or water hose, etc.) the item you purchased and the receipt must be surrendered upon return of the RV if you want reimbursement. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.
21. Renter Damages: If the RV, inside or out, and/or ANY of its contents that were present at the time of pick up, including, but not limited to couches/chairs, beds/bedding, counters, walls, etc., are damaged during your rental period you are responsible for paying all damages, whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft, or vandalism occurs, you are responsible for obtaining a police report and notifying us immediately. (A documented thorough walk through will be completed, with renter present at the time renter takes possession) THE RENTAL PLATFORM (Outdoorsy, RV Share, etc.) insurance policy does NOT cover interior damage or repairs. Damage to the interior of the RV is charged to the renter, via cash upon return or charged to your security deposit.
22. Please remember that the motorhome is much taller than the average vehicle and are not equipped to withstand an impact with a tree, low bridge/overpass etc. and will result in damages totaling MORE than your security deposit, so be aware of low clearance signs. All damages to the RV, including damage while driving (tree, toll road, low overpass, drive-throughs, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. The dimensions of the RV are listed on the rental platform RV listing. Never attempt going through a drive-through in an RV – they are always too low.
23. Appliances: The A/C, radio, microwave, television, jacks, water heater, TV, stove, generator, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. In case of any malfunction please contact us immediately for assistance and we will do our best to troubleshoot or attempt to have someone come to you for repairs.
24. Camper Abandonment/Owner Retrieval: If for any reason you abandon the RV, you will be charged a \$3,000 fee for Abandonment and Retrieval – plus any applicable fees for ANY lost/missing keys or items/parts from the RV. Abandonment means leaving the RV with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, extra fees, or vandalism.
25. Lockout/Lost Keys: In the event a lockout occurs you agree to pay \$1 per mile, round trip, for owner to drive and unlock RV and a fee of \$250.00 per occurrence. If owner is in route and key is found and RV is unlocked, you will need to pay the fee and mileage up to that point round trip. If no lockout occurs but a key is missing upon return of RV, you will be charged a \$150.00 fee PER key. If the RV OWNER determines a locksmith is required for lockout/lost key service, the full locksmith cost is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by owner before work is done.
26. Extra fees: You may elect to add certain "extras" to your booking if you like. If you did not elect extra fees at the time of booking, such as the dump fee, etc., you can elect to have them deducted from your deposit. These elections should be noted on this form at the end.

27. GPS Tracking: The RV has been equipped with a GPS tracking device and must not be removed/unplugged for any reason. Failure to accurately report your destination, or giving an arbitrary destination in order to attend a prohibited event will result in complete loss of your security deposit and you will be requested to return the RV to the owner immediately, and NO refund will be granted for unused rental dates. Owner also has the right to reposes the RV if the renter is not willing to return it when requested. GPS is also used to track driving behaviors that could result in additional fees.
28. Speed Limit: Driving an RV requires special attention to speed. RV tires and chassis are not intended for high speed. While driving our RV, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the **MAXIMUM** allowed speed is **70 miles per hour**. When driving our RV, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing. Excessive speeding and reckless driving is prohibited and may be subject to a fee of \$50 per occurrence at the owners discretion based on GPS data.
29. Personal Property: Your personal property brought with you is your responsibility, and you release the RV owner(s) from all claims for loss of, or damage to, your personal property, or that of any other person left/carried in or on the RV during your rental period and day of return.
30. Personal Injury: You release owner(s) from all claims for injury, including, but without limitation to, personal, bodily, or mental injury, as well as economic loss or damage to you, children, guests, relatives, and pets during your rental period including return period.
31. Severability: If any provision within this Supplemental Rules and Rental Agreement is determined to be invalid, void, or unenforceable judicially, the remaining provisions shall remain in full effect and force.
32. Modifications/Waivers: No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document that the owner(s) has signed.
33. Damages Above Security Deposit/Insurance Claims: In the event there is any damage above the amount of your security deposit, you agree to pay the owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
34. RV Return: When RV is returned, you agree that it will be free from damages, cleaned, and tanks emptied. A preliminary walk through will be completed and a precursory Return Form will be provided. Photos will also be taken by owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.
35. Credits: There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. This includes, but is not limited to, flat tire(s), engine failure, weather, any and all systems within the RV that were working at pickup (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of RV whether the renter was at fault or not, or due to renter's or any guests' negligence.
36. Rental Period Extension: If, for any reason, your rental period is extended beyond the original rental period dates, you agree that this document will also extend, be valid and enforceable for the entirety of your extended rental period.
37. Security Deposit: Your security deposit will be refunded (by the rental platform) after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take up to 72 hours post rental period.
38. Boondocking/Dry Camping: Camping without full hookups (water, sewer, electric) restricts the capabilities of the RV. You are limited to freshwater tank capacity, black & gray tank capacities, battery capacity, generator capacity, and propane capacity. These things need to be recharged, refilled, dumped, etc. These things are the responsibility of the renter. We, as owners, take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should you choose to dry camp/boondock, you take full responsibility and liability for the limited capabilities and capacities. The renter needs approval from the owner for dry camping prior to booking so the owner can prepare the RV for such activities.
39. Hold Harmless: Renter agrees to hold harmless the owner of the rented RV, at all times for all situations. Renter assumes all risk when renting RV, and owner cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. Owner assumes no liability for how the RV is used during the rental period.
40. This agreement is in addition to the rental platform (Outdoorsy, RV Share, etc.) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and owner, as indicated by the signatures below.

SELECTION OF EXTRA FEES

Items you would like to add to your reservation.

- ___ Dump fee: I do not want to empty the black/grey tanks upon return – \$100
- ___ Propane fee: I do not want to refill the propane tank – \$35 per quarter tank after 1st free quarter tank.
- ___ Fuel refill fee: I do not want to refill the fuel tanks – \$100 + fuel cost.
- ___ Extra bedding set: Includes sheets, blanket, and 2 pillows – \$15 per set (2 available)
- ___ Bath towel set: Includes 3 bath towels, 1 hand towel, and 1 wash cloth – \$15 per set (2 available)
- ___ Hammock: \$15
- ___ Blackstone griddle: \$40
- ___ Ninja Foodie XL: \$15

FEES ADDENDUM

MILEAGE: Rental includes **100 miles per day**. Overage miles are charged at **\$0.39 per mile**.

GENERATOR: Rental includes **2 hours per day**. Overage hours are charged at **\$5 per hour**.

WASTE TANKS NOT EMPTIED: **\$100** charge will be assessed if black and gray tanks are not emptied prior to return. (via your reservation OR per your deposit)

SMOKING IS STRICTLY PROHIBITED: **\$1500+** charge will be assessed if the smell of smoke is detected in the RV.

FUEL REFILL FEE: **\$100 + fuel cost** will be charged if RV is not returned with the same amount of fuel as it was picked up.

LATE RETURN OR LATE PICK UP: **\$75** per hour charge will be assessed if RV is returned later than agreed upon time.

PETS: Pets authorized by owner are welcome in the RV. Should any damage occur because of your pets, you are responsible for costs related to damage including, but not limited to, urine or waste stains, claw/scratch/chew marks, damage to furniture.

a. Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **\$300**.

TOLL INVOICE: **\$50** charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: **\$35 per quarter tank** charge will be assessed if propane tank(s) is not refilled upon return.

CLEANING: **\$200** charge will be assessed if RV is returned unclean or in a condition less than received.

DEEP CLEANING: **\$300** charge will be assessed if RV is returned unclean or in a condition less than received AND requires extensive amounts of effort to clean or recondition.

LOCKOUT: **\$250** charge will be assessed per occurrence if lockout occurs in addition to \$1 per mile for owner to come and unlock RV.

MISSING KEY(S): **\$150** charge will be assessed per each missing key(s).

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

BY SIGNING THIS SUPPLEMENTAL RENTAL AND RULES AGREEMENT, FEES ADDENDUM, AND ACCEPTING THE KEYS, YOU UNDERSTAND THERE ARE EXTRA FEES THAT CAN OCCUR IF THE CONTRACT IS NOT ADHERED TO. THESE FEES, IF ASSESSED, WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT, AND ANY ADDITIONAL COST, IF NECESSARY, WILL BE CHARGED TO YOUR BOOKING. BY SIGNING THIS, YOU ARE AUTHORIZING OUTDOORSY &/OR THE ACTUAL RV OWNER (JASON ALDERMAN) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

Renter Signature and Date _____

Renter Printed Name _____

Owner Signature and Date _____

Owner Printed Name _____