

Coastal Breeze Rentals

Rules & Rental Agreement

This “rules” list may seem like a lot, but we want to make sure you are fully informed and have no unrealistic expectations concerning your travel trailer rental. Most rental agencies have the same rules. We want to be completely up front before you reserve and prevent any misunderstandings later. Please make sure you understand the rules and ask if you have any questions about any particular rule or expectation. Unfortunately, some customers will break rules or take things from the travel trailer if there are not fees upon return for doing so.

1. **No Refunds for Early Returns:** If you return early we do not refund the days you will not use. This includes if you have an accident or crash in the unit; however, if the crash is not your fault you may be able to recover your rental costs from the at-fault driver’s liability insurance.
2. **Fee for Late Returns:** If you expect there is an issue complying with the previously agreed upon pickup/return time, we are more than happy to communicate with you to find a solution. If you are late returning or picking up the unit *without notice*, there is a \$40 per hour late fee. You will also be responsible for the cost of any canceled rentals due to your uncommunicated late return. If pulling the trailer, all drivers must be at least 25 years old and must be listed on the contract when you pick up the unit. **NO EXCEPTIONS.**
3. **Campground Reservations.** We are not responsible for campground reservations. 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.
4. **NO SMOKING:** Smoking (including cigars, pipes, vapes, etc) in the unit forfeits your entire security deposit.
5. **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Travel trailers returned with any evidence of drug use or transportation will result in law enforcement being called for a report and to collect the evidence.
6. **Odors / Cooking:** We ask that you please refrain from cooking anything that can create a strong lingering smell in the RV that is difficult to remove, such as raw fish storage, crab boiling, or cooking with heavy spices.

7. Travel Restrictions: You choose at the time of reservation whether we will be delivering and picking up the trailer for you, or if you will drive it yourself. Once the reservation is made, this arrangement cannot change. If you are driving, the travel trailer is NOT allowed to travel outside of Oregon. No travel allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Only exception to this is a non-paved road inside a licensed RV Park.
8. Red Light Cameras, parking tickets, etc: Responsibility for traffic or parking violations will be transferred to you and you will be charged a \$75 administration fee.
9. Awnings: We discourage the usage of the exterior awnings if you are not hyper diligent. This is for your protection because they are at a minimum of \$3,000 to replace. They 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, poles, etc) are 100% your responsibility and will exceed your security/damage deposit amount.
10. Generators: We do not allow generators and we require you to be camped in a space with electrical hookups.
11. Pets: You MUST have approval from us before allowing a pet in the trailer. If we reached an agreement on having a pet, an extra cleaning fee applies. Pets CANNOT be left in the travel trailer unattended, and any damages that pets cause will be forfeited from your deposit, or may exceed your deposit.
12. Security Deposit: Your security deposit is refunded after the unit is checked in and there is no damage or issues requiring funds from the deposit. Failure to accurately report your destination or giving a false destination in order to attend a prohibited event will result in forfeiture and total loss of your security deposit.
13. Training: When you pick up the unit we will complete a pre-rental orientation of the unit that will take about 20 minutes to an hour depending on any prior experience you have with an travel trailer. Picking up a travel trailer is not like picking up a rental car so please plan at least 30 minutes for this when you make your plans.
14. Grey water and black water tanks: if you are staying at a site with full hookups, we will not charge you for cleaning gray water and black water tanks. If the site you are staying in does not have sewer hookups, it is a \$60 fee for us to clean one or both tanks. Please confirm with your campsite before reserving with us.
15. Cleaning: We have our travel trailer cleaned between rentals to ensure the safety of our guests. Please dispose of all trash and recycling at your campsite before checkout. We provide cleaning supplies for your use during your visit, but it is optional. We just ask the

rental is not “trashed” or so dirty that it is filled with trash or dirty beyond what is reasonable for a vacation. Any excessive cleaning or hazardous waste removal will be charged a minimum \$150 fee.

16. Propane: The trailer is equipped with two propane tanks. At least one tank will be full at all times. Should you run out of both tanks during your stay, you can refill it yourself or we can bring you a full tank for \$50 plus our normal mileage charge.
17. Damage/Minor Repairs: If the Trailer and/or the contents in the Trailer at the time of the delivery orientation are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc). If an accident occurs, you are responsible for obtaining a police report, contacting the other party’s insurance company and contacting Tim Milkewicz immediately at 510-815-3588.
 - a. Any damages need to be reported to us immediately. If the potential repair is minor, you may make the repair after consulting us. 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, linens, etc) the item you purchased and the receipt must be surrendered upon return if you want reimbursement.
18. Appliances. The A/C, generator, awning, radio, microwave, television, jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. For assistance, you are advised to call the emergency contact, Tim Milkewicz at 510-815-3588.
19. Renter Damage. If the Trailer and/or the contents in the Trailer at the time of the delivery orientation are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc). If an accident occurs, you are responsible for obtaining a police report, contacting the other party’s insurance company and contacting us immediately at 510-815-3588. At check out, we will estimate the damage, if any, and expedite the cleaning and/or repair.
20. Waste Holding Tanks: Waste holding tanks must be emptied prior to return & valves left OPEN. When you return the unit we will close the valves which is our way of making sure the tanks are empty. Putting anything other than human waste or RV toilet paper (supplied) in the toilets will result in an extra cleaning fee. If you don’t want to flush the tanks you can select the dump fee below.

21. Rental Period: The rental period is determined by your reservation on Outdoorsy. If you need to change or cancel the reservation, you will be subject to our cancellation policy on Outdoorsy.
22. Personal Property. You release Tim Milkewicz, Ciera Milkewicz, Coastal Breeze Rentals, and our agents from all claims for loss of, or damage to, your personal property or that of any other person, that was left or carried in or on the Trailer, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.
23. Personal Injury. You release Tim Milkewicz, Ciera Milkewicz, Coastal Breeze Rentals, and our agents from all claims for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guests, unborn children, or relatives, whether or not the injury was caused by use of the Trailer, our negligence, or was otherwise our responsibility.
24. Extra fees: If you did not elect extra fees at the time of booking, such as extra propane, tank flushing fee, and etc., you can elect to have them deducted from your deposit.
25. Waiver. Our failure to enforce any of our rights under this Agreement or at law shall not be deemed a waiver or a continuing waiver of any rights or remedies against another party, unless such waiver is in writing and signed by the party to be charged.
26. Severability. If any provision of this Agreement is judicially determined to be invalid, void or unenforceable, the remaining provisions shall remain in full force and effect.
27. Attorneys' Fees. In the event a dispute arises regarding this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, in addition to other relief to which it is entitled.
28. Modifications. No term of this Agreement can be waived or modified except by a writing that we have signed.
29. Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding the rental of the Trailer, and supersedes all prior oral or written agreements or understandings regarding this subject matter. This Agreement can only be amended by a writing signed by all parties.

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

Renter Signature and Date

Renter Printed Name

Renter Address and Phone Number

Owner Signature and Date

SELECTION OF EXTRA FEES

Initial items you would like.

_____ Dump fee: I do not want to perform the final dump and flush of the sewer system - \$60

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 \$60 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.

SHORE-POWER ELECTRICAL CORD REPLACEMENT \$150 TO REPLACE DAMAGED ELECTRICAL SHORE POWER CORD \$50 TO REPLACE 15 AMP ADAPTER.

SEWER HOSE REPLACEMENT \$150 TO REPLACE LOST OR MISPLACED
SEWER HOSE AND/OR ADAPTERS.

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

PETS AUTHORIZED IN WRITING AT TIME OF BOOKING OR OTHERWISE
ARRANGED ARE WELCOME IN MY TRAILER FREE OF CHARGE. SHOULD
ANY DAMAGE OCCUR BECAUSE OF YOUR PETS YOU ARE RESPONSIBLE
INCLUDING, BUT NOT LIMITED TO, URINE OR WASTE STAINS,
CLAW/SCRATCH/CHEW MARKS, DAMAGE TO FURNITURE, EXCESSIVE
CLEANING FEE.

A \$100 FEE WILL BE ASSESSED FOR EACH UNAUTHORIZED PET.

Renter Signature and Date

Renter Printed Name

Owner Signature and Date