

Supplemental Rental and Rules Agreement

2021 Venture Sonic Lite 169VRK

Owners: Juan Carlos and Charla Garcia

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 1-2 hours, depending on any prior experience you have with a travel trailer. It takes time to do a thorough and complete walkthrough, so please plan accordingly.
2. Cancellation Policy: Renters must give a written cancellation notice, period! If cancellation is 30 days prior to the rental date, renter will receive a 100% reimbursement. If cancellation is less than 30 days, but greater than 13 days prior to the rental date, renter will receive 50% reimbursement. If cancellation is less than 14 days prior to the rental date, no refund will be given.
3. No Refunds for Early Returns: If you return the travel RV early we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the RV; 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. Fee for Late Returns: **\$160** charge will be assessed if RV is returned later than agreed upon time, so long as RV is still returned on date due. **\$300/day** charge for every day beyond the return date due.
5. Travel Restrictions: No travel is allowed on any non-paved roadways like logging roads, GRAVEL, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit. The RV is equipped with a GPS location device and this can be verified.
6. Red Light Cameras, Parking Tickets: Responsibility for any traffic or parking violations will be transferred to you and you will be charged a \$70 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 or the \$70 administration fee, plus the bill will be applied. *Note: Most toll agencies are good to work with and will help you out if a mistake is made and you call them right away.*
7. Campground Reservations: We are not responsible for campground reservations – including cancellations of any nature. 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.
8. Awnings: We DO allow the usage of the exterior awning, but 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.
 - a. Awning must be angled so as not to accumulate rain water or snow.
 - b. Awning tie downs must be utilized to prevent any damage from unexpected wind gusts.
 - c. Awning must be stowed completely during any storms or windy weather events.
9. Generator and on-board appliances: The RV rental includes use of an external generator for 4 hrs/day. You must adhere to the rules of the campground when using any generators. There are typically restrictions on which hours of the day generators can be run. Certain amenities of the RV will only run with generator or shoreline power (i.e. won't run off the battery alone). These include but are not limited to: the A/C, microwave, power cords requiring more than 20amps, etc. *The AC is to be run at a minimum with generator use, and never left on when renters are not in the RV. This can burn the motor up.

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- a. RV rental includes **4 hours of Generator use per/day**. If you go over 4 hours there will be a charge of \$75 per/hour.
 - b. Generator must be outside to operate and locked with our chain lock to the RV for security. *Start the generator, then plug the RV into it. (The same outside plug-in you would use for electricity.) Situate generator such that no exhaust fumes can enter the RV - **carbon monoxide kills!** There is a CO detector in the RV, however, it is best not to risk exposure.
 - c. When not in use, the generator must be stored inside your locked vehicle or inside the locked RV. Renter will be responsible for replacing the generator if it is stolen or lost during the course of your rental period.
 - d. Generator must be filled with regular unleaded gas upon return of the RV, or a \$100 fee will be assessed.
10. Tires: 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. There is also a spare tire included on the back, in the rare event a flat tire/blowout occurs. **DO NOT** attempt to change the trailer tires. Your renter's insurance includes roadside assistance for this purpose. Any damage, missing parts, etc. resulting from you performing or attempting to perform a tire change will result in loss of your entire security deposit. Any repair costs exceeding the amount of your deposit will be charged to you.
11. Rooftop Usage: We **do not** allow the use of the RV'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.
12. Pets: Dogs are allowed inside the trailer for a **\$100 non-refundable pet deposit**. No other type of animals are permitted inside the unit. **\$1,500 FEE IN ADDITION to cost of repair** will be charged for any damage incurred from your dog(s). Any evidence of dogs inside the unit of rentals that **did not add the \$100 non-refundable pet deposit** to their booking will result in **forfeiture of entire rental security deposit**.
13. Propane: Propane must be refilled before you return unless you have chosen to add this service (for the \$100 fee) to your booking.
14. Waste Holding Tanks: What to (and not to) put in them -
Black water tank: Only human waste and the provided RV-safe toilet paper may be put into the toilet. There should be nothing, including, but not limited to: "flushable" wipes, feminine napkins or tampons, diapers, tissues, napkins, 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.
Gray water tank: There is to be nothing other than sink or shower water put into the gray water holding tank. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning &/or repair to remove. Wash grease and food particles off of dishes **OUTSIDE**, well away from your campsite (for bear safety).
- a. **Dumping is required!** Waste 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**.
15. Cleaning: We do **NOT** charge an up front cleaning fee. The RV must be returned with a clean interior and empty black and gray tanks. "Clean" means, as you received it or better – as shown in the RV condition acknowledgement. All trash must be removed and dishes done! You are expected to strip the bed (leave mattress protector in place) and pile **ALL** used linens/towels on the floor of the shower. If you return the trailer dirty, you will be charged a \$300 detail cleaning fee.
16. Smoking: There is **NO SMOKING** allowed in the trailer. If smoke odor, ashes, or burns (including cigars, pipes, vapes, drugs, etc.) are detected, you will be charged a minimum fee of \$1500. **NO EXCEPTIONS**.
17. **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Any trailers returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence.
18. Odors/Cooking: We do not allow anything that can create a strong smell in the RV that is difficult to remove, such as the long-term storage or cooking of fish, bacon, deer, etc. These must be prepped/cooked outside the RV. If odors are detected

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you will be charged the Deep Cleaning Fee of \$300. There is an outside grill surface (for use over fire) for your use, if needed in the preparation and cooking of smelly food items. Fish must be stored in an airtight container in a cooler (not provided) and NOT in the RV.

19. Rental Period: June 2, 2023 at 5:30pm until
June 5, 2023 at 5:30pm.

20. Damage/Minor Repairs: Any damages need to be reported to us immediately. FLAT TIRE - (see section 10. Tires)
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) RV insurance policies do 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. Appliances: The A/C, radio, microwave, television, stabilizer (scissor) jacks, 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 over the phone.

23. Camper Abandonment/Owner Retrieval: If for any reason you abandon the RV, you will be charged a minimum of \$5,000 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, or vandalism. *In the event the RV was abandoned and a total loss, and insurance does not cover it, the renter will be responsible for a replacement RV of equal value.

24. Lost Keys: In the event keys are lost, you agree to pay \$2.50 per/mile, round trip, for owner to drive to your location with new keys and a fee of \$25 PER missing key. If owner is en-route and key is found, you will only need to pay for mileage up to that point round trip. If a key is missing upon return of RV, you will be charged a \$25 fee PER key. If RV OWNER determines a locksmith is required for 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.

25. Personal Property: Your personal property brought with you is your responsibility, and you release 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.

26. 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, dogs, guests, or relatives during your rental period including return period.

27. 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.

28. 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) have signed.

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29. 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 owner to charge your credit card on file for said charges, plus processing fees.
30. RV Return: When RV is returned, you agree that it will be free from damages, cleaned, tanks emptied, and propane/generator tanks refilled. 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 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.
31. 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), 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.
32. 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.
33. Security Deposit: Your security deposit will be refunded after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere up to 72 hours post rental period.
34. Speed Limit: RV tires are not rated for high speed, the way truck and vehicle tires are. While towing our RV, you assume all liability for your rate of speed and by signing this agreement, you acknowledge the **MAXIMUM** allowed speed while driving the RV is **65 miles per hour**. Excessive speed when driving the RV can result in unstable steering and potential damage to the RV. Renter will be responsible for said repairs.
35. Boondocking/Dry Camping: Camping without hookups (water, sewer, electric) restricts the capabilities of the RV. You are limited to fresh water tank capacity, black & gray tank capacities, battery capacity and propane capacity. These things need to be recharged, refilled, dumped, etc. Both grey water & black water tanks should not exceed $\frac{3}{4}$ full while camping. 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.
36. 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.

Renter Signature and Date

Renter Printed Name

Renter Address and Phone Number

Owner Signature and Date

Owner Signature and Date

Renter Initials: _____

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, AND ANY ADDITIONAL COST, IF NECESSARY, WILL BE CHARGED TO YOUR BOOKING. BY SIGNING THIS, YOU ARE AUTHORIZING RVSHARE/OUTDOORSY AND/OR THE RV OWNER (JUAN CARLOS AND/OR CHARLA GARCIA) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

WASTE TANKS NOT EMPTIED: **\$150** charge will be assessed if black and gray tanks are not emptied prior to return.

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

LATE RETURN: **\$160** charge will be assessed if RV is returned later than agreed upon time, so long as RV is still returned on date due. **\$300/day** charge beyond the return date due.

PETS: Allowed with **\$100 non-refundable deposit added to booking. \$1,500 fee + cost of repairs** for any pet damage. **Loss of entire security deposit** if evidence of pets on rentals that did not include the pet deposit at booking.

PROPANE: **\$100** charge will be assessed if propane tank(s) is not refilled upon return.

CLEANING: **\$500** charge will be assessed if RV is returned unclean or in a condition less than received.

LOST KEYS: **\$25 fee per key** will be assessed if RV keys are lost, in addition to \$2.50 per/mile for owner to come deliver a new set. **\$25** charge will be assessed per each missing key noted upon return of RV.

LOST/DAMAGED RIGGING: Small (Coupler) Lock Pin: \$50, Large (Hitch) Lock Pin: \$50, Trailer hitch and/or either sway bar: \$800. Either/Both trailer safety chain: \$200

ABANDONMENT/RETRIEVAL: **\$5,000** 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. *In the event the RV was abandoned and a total loss, and insurance does not cover it, the renter will be responsible for a replacement RV of equal value.

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

Owner Signature and Date

Renter Initials: _____

Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks and; therefore, have many questions and concerns regarding this. This addendum is meant to act as a clear outline for your responsibility as a renter for properly using and dumping the waste tanks, and the fees if not done successfully. We will go into considerable detail during your pickup orientation and training regarding the proper dumping of these tanks to accommodate the walk though that is done at pick up. There are also step by step instructions in our renters handbook inside the trailer and we will also give you a copy of these instructions during orientation. By signing this waste tank addendum you are agreeing that you have been taught how to dump the tanks and that you understand how to do it. (It is always ok to call, text or email us with questions for waste tank dumping or other issue while you are renting the travel trailer.)

DO NOT EVER LEAVE THE BLACK OR GRAY TANK VALVES OPEN DURING USAGE!

RV safe toilet paper will be provided and we ask that this is the ONLY thing put into the black tank. No other items, including: "flushable" wipes, feminine napkins or tampons, diapers, tissues, paper towels, etc., should be put into the black tank or a clog may result.

There is to be NO food, grease or any other item, other than sink and shower water, placed into the gray tank. Any amounts of food particles may result in a clog that will require extensive cleaning to clear.

Waste holding tanks (Gray and Black) must be emptied prior to return and valves left CLOSED, and the screw cap left ON.

When you return the RV, the tank levels will be checked during our inspection and if the tank levels on the control panel do not read EMPTY, you will be charged a \$150 dump fee, NO EXCEPTIONS.

Please ensure tanks have been emptied and flushed, if necessary, and tank levels on the control panel read EMPTY prior to returning. Once the RV has been unhitched you will not be permitted to leave again with the RV.

Renter Signature and Date

Renter Printed Name

Owner Signature and Date

Renter Initials: _____