

Supplemental Rental and Rules Agreement

Owners: Greg Gunderson 763-229-0730 and Rebecca Gunderson 651-472-1407

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 travel trailer, we will complete a pre-rental orientation of the camper 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. **No Refunds for Early Returns:** If you return the travel trailer early, we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the trailer; 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.
3. **Fee for Late Returns:** A fee of \$50 per hour will be charged if the camper is returned later than the agreed upon time. If the camper is returned after dark, it will be checked the next day during daylight hours and any applicable damages will be applied to your security deposit. All drivers must be at least 25 years old and must be listed on the contract when you pick up the travel trailer. **NO EXCEPTIONS.**
4. **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 such as country roads must be very limited. Inside a licensed RV park/campground is acceptable.
5. **Toll Roads, Red Light Cameras, Parking Tickets:** Toll invoices are a major burden, and if we receive any, a \$70 administration fee plus the cost of the bill for EACH invoice will be applied to your security deposit. 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.
6. **Campground Reservations:** We are not responsible for campground reservations – including cancellations for COVID. 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.
7. **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 X
8. **Generators:** If you choose to use your own generator, the following rules will apply. Do not use generator inside the trailer - it MUST be kept outside. Do not leave the trailer unattended while a generator is running. It is highly recommended not to run a generator overnight or while sleeping due to safety reasons. Your generator must be a minimum of 3500 watts to run the systems within the camper without causing a power issue. You, the renter, will assume all responsibility for any and all damages caused to the trailer by the use of a generator.
9. **Tires:** The travel trailer tires are filled with nitrogen as it does not cause pressure fluctuations. The tires on the camper have been inspected and checked, along with all other parts, prior to your rental period but if a tire seems low, please DO NOT refill it with air. UNLESS it is preauthorized by via phone call from you. There is also a spare tire included on the back, in the rare event a flat tire/blowout occurs.
10. **Rooftop Usage:** We **DO NOT** allow the use of the travel trailer's rooftop. Any evidence of rooftop usage (shoe prints, trash, and 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.

11. Pets: Are **not** allowed in the camper. If there is any evidence that a pet was allowed in the camper, you will forfeit your entire security deposit, be assessed an additional deep cleaning fee, and any damage will be charged to you accordingly. Example: odor, fleas, bodily waste, chewing, or pet hair.
12. Propane: Propane must be refilled before you return/end of rental contract. A charge of \$75 will be added if the tanks are not re-filled to the same level as it was at time of booking. Unless you have elected to add this service (\$50 fee) to your booking.
13. Waste Holding Tanks: There should be nothing, including, but not limited to feminine napkins or tampons, diapers, wipes, napkins, tissue 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 put into the gray tank may cause a clog that will require extensive cleaning &/or repair to remove.
 - a. Waste holding tanks (Gray and Black) must be emptied prior to return (or pick up) and valves left **CLOSED**, and the screw cap left **ON**. The hose used to empty the tank must be cleaned and sanitized. If tank levels do not read **EMPTY** on the control panel, you will be charged a \$150 dump fee. If the hose is not cleaned and sanitized, you will be charged a \$25 cleaning fee. Unless you have elected to add this service (\$125 fee) to your booking. **NO EXCEPTIONS**.
 - b. Portable Waste tank (for deliveries) must be emptied prior to camper being picked up. In addition, the portable waste tank and all the hoses must be cleaned and sanitized. If this tank is not empty you will be charged a \$150 dump fee. If the tank or hose is not cleaned and sanitized, you will be charged a \$50 cleaning fee. Unless you have elected to add this service (\$125 fee) to your booking. **NO EXCEPTIONS**.
14. Cleaning: We do **NOT** charge an up-front cleaning fee. We assume you're responsible enough to clean up after yourselves. The trailer must be returned with a clean interior and empty tanks. "Clean" means, as you received it or better. If you return the trailer dirty, you will be charged a \$150 cleaning service fee. Unless you have elected to add this service (\$125 fee) to your booking.
 - a. A Deep Cleaning Fee of \$300 will be charged if the travel trailer is returned unclean **AND** requires extensive amounts of cleaning or reconditioning.
15. Smoking: There is **NO SMOKING** allowed in the camper. If smoke (including cigars, pipes, vapes, drugs, etc.) is detected you will be charged a minimum fee of \$1000. **NO EXCEPTIONS**.
16. Generator: If you opted for a generator add on with your rental, and by signing this agreement, you will be held responsible for the condition of the generator during the period of your rental. It must be returned in the same working condition as it was given to you. The generator is inspected between each rental. You will be responsible for replacing the generator if it is stolen or lost during the course of your rental period. You are responsible for all generator fuel and the operation of the generator during your rental period. An additional \$250 refundable deposit is required for the use of the generator. The generator is to be use is outdoors only.
17. **NO DRUGS**: Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. If the trailer is returned with any evidence of drug use or transportation of drugs it 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 that is difficult to remove, in the camper. Such as the long-term storage or cooking of fish, bacon, deer, etc. These must be prepped/cooked outside the camper. If odors are detected, you will be charged the Deep Cleaning Fee of \$300. There is an outside kitchen and stove for your use, if needed in the preparation and cooking of smelly food items.
19. Rental Period: Begins at **3pm** on _____ and Ends at **11am** on _____
20. Final Destination: _____
21. Number of people (adults and minors) using / staying in the camper: _____
22. Damage/Minor Repairs: Any damages need to be reported to us immediately. If the potential repair is minor,



you may make the repair *AFTER* consulting us and receiving our approval. 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 or if you did not receive prior approval from us.

23. **Renter Damages:** If the trailer, inside or out, and/or ANY/ALL of its contents that were present at the time you take possession of the camper, including, but not limited to couches/chairs, beds/bedding, towels, dishes, counters, walls, electronics, games, grills, rugs 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.
24. **Towing Safety:** It is required that the sway/stabilizer bars, which are provided, be used at all times while towing the camper. When removing sway bars/pins/clips be sure to safeguard them. Any missing pieces will result in a claim against your security deposit. Please remember that trailers are 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 camper, including damage while driving (tree, toll road, low overpass, drive-thru, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. Never attempt going through a drive-thru towing a trailer - they are almost always too low. The height of the camper is 11'6".
25. **Appliances:** The A/C, radio, microwave, television, jacks, grill, 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.
26. **Camper Abandonment/Owner Retrieval:** If for any reason you abandon the camper, you will be charged a \$5000.00 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the trailer. Abandonment means leaving the trailer with no intention of returning to it or delivering it back to owner/drop-off location by end of rental period. In the event you abandon the trailer without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
27. **Lockout/Lost Keys:** In the event a lockout occurs you agree to pay .75 cents per mile, round trip, for owner to drive and unlock trailer and a fee of \$25 PER missing key. If owner is in route and key is found and trailer is unlocked, you will only need to pay for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of trailer, you will be charged a \$25 fee PER key. If trailer 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 the prior to work being done.
28. **Extra fees:** You may elect to add certain "extras" to your booking. If you intend on using these extra item fees for a convenience, such as the dump fee, clean fees etc., please let us know a head of time. These elections should be noted on this form at the end.
29. **GPS Tracking:** The travel trailer has been equipped with a GPS tracking device for safety 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 non-approved event will result in complete loss of your security deposit and you will be requested to return the travel trailer to owner immediately, and NO refund will be granted for unused rental dates. If a return was requested and you fail to return the camper in the specified time frame, camper abandonment/owner retrieval clause will go into effect.
30. **Personal Property:** Your personal property brought with you is your responsibility, and you release 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 camper during your rental period and day of return.
31. **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, or relatives during your rental period including day of return.



32. 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.
33. 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.
34. 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.
35. Travel Trailer Return/Completion of Rental: When the trailer is returned, you agree that it will be free from damages, cleaned, and tanks emptied BEFORE it has been unhitched from your vehicle or picked up, in case of delivery. Once the camper has been unhitched, the camper will not be allowed to be taken anywhere else and the rental period will be considered complete. (This is for insurance purposes) 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.
36. 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 camper that were working at pickup/delivery (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of camper whether the renter was at fault or not, or due to renter's or any guests' negligence.
37. 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.
38. Security Deposit: Your security deposit will be refunded (by the online rental platform) approximately 7 to 14 days after the trailer has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere from 12-72 hours post rental period.
39. Speed Limit: Towing requires special attention to speed. Trailer tires are not rated for high speed, the way truck and vehicle tires are. While towing our trailer, you assume all liability for your rate of speed and by signing this agreement you acknowledge the **MAXIMUM** allowed speed while towing the trailer is **65 mph**. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing.

Renter Signature and Date _____

Renter Printed Name _____

Renter Drivers License # _____

INS Company /Policy # RVSHARE EXOH2102

Renter Address and Phone Number _____

Owner Signature and Date _____

SELECTION OF ELECTED FEE ITEMS

Must Initial at beginning of rental contract to be considered an elected service at the reduce rate.

_____ Propane fee: for convenience I do not want to refill the propane tanks and elect to add this fee at a reduced rate of \$50, as part of my original rental agreement (#12)

_____ Gray/Black Waste Tank Dump Fee: for convenience, I do not want to dump the Gray and Black waste tanks and elect to add this fee at a reduced rate of \$125, as part of my original rental agreement (#13a)

_____ Portable Waste Tank Dump Fee: for convenience, I do not want to dump the portable waste tank and elect to add this fee at a reduced rate of \$125, as part of my original rental agreement (#13b)

_____ Cleaning Fee: for convenience, I do not want to clean the camper and elect to add this fee at a reduced rate of \$125.00, as part of my original rental agreement (#14) This elected fee does not cover items under 13, 13a, 13b or 14a of the contract.

FEE 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.

WASTE TNKS NOT EMPTIED / HOSES NOT CLEANED: **\$150** charge will be assessed if black and gray tanks, on the camper, are not emptied prior to end of rental. **\$25** charge will be assessed if the sewer hose used to drain those tanks is not cleaned and sanitized. **\$150** charge will be assessed if the portable waste tank is not emptied prior to end of rental. **\$50** charge will be assessed if the portable waste tank or hoses used to drain the portable waste tank are not cleaned. Unless initialed above as an elected service (\$125 fee for Camper wastes tanks and \$125 for portable waste tank)

SMOKING IS STRICTLY PROHIBITED: **\$1000** charge will be assessed if the smell of smoke is detected in the camper.

LATE RETURN: **\$50** per hour charge will be assessed if camper is returned later than agreed upon time.

PETS: are not allowed in camper at any time. A **\$300** deep cleaning fee will be assessed if Any evidence of odor, fleas, bodily waste, or pet hair is found.

TOLL INVOICE: **\$70** charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: **\$75** charge will be assessed if propane tank(s) is not refilled at end of rental period. Unless initialed above as an elected service (\$50 fee)



CLEANING FEE: **\$150** charge will be assessed if camper is returned unclean or in a condition less than when received. Unless initialed above as an elected service (\$125 fee)

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

LOCKOUT: **\$25** charge will be assessed per key if lockout occurs in addition to .75 cents per mile for owner to come and unlock RV. Unless owner determines a locksmith is needed, at which time renter is responsible for locksmith charges and any damage associated with the locksmith/lock out (see #25)

MISSING KEY(S): **\$25** charge will be assessed per each missing key(s).

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.

****ALL ADD-ON AND EXTRA FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15% FROM THE ONLINE RENTAL PLATFORM AND 10% FROM OWNERS****

Renters Signature and Date _____

Renters Printed Name _____

Owners Signature and Date _____

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. 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!

A single roll of RV safe toilet paper will be provided. You are responsibility for purchasing addition rolls. RV safe toilet paper should be the ONLY thing put into the black tank. No other items, including feminine napkins or tampons, diapers, wipes, tissues, paper towels, etc., should be put into the black tank or a clog may result.

There is to be NO food, 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 / end of contract and valves left CLOSED, and the screw cap left ON.

When you return the camper, 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 and \$25.00 to clean and sanitize the sewer hose, NO EXCEPTIONS.

Please ensure tanks have been emptied, flushed and sanitized, 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.

****ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A
PROCESSING FEE OF 15% FROM THE ONLINE RENTAL PLATFORM & 10% FROM OWNERS****

Renters Signature and Date _____

Renters Printed Name _____

Owners Signature and Date _____