

Remboldt RV Retreat Rental Agreement

This agreement constitutes a contract between the person(s) named on the contract and
Remboldt RV Retreats

RENTER NAME: _____

RENTER FULL ADDRESS: _____

RENTER HOME PHONE: _____

RV RENTAL DATES: _____

CAMPSITE NAME: _____

CAMPSITE PHONE NUMBER: _____

CAMPSITE RESERVATION NUMBER: _____

CAMPSITE CHECK-IN DATE/TIME: _____

(Please remember that we will require 1 hour set up, meaning you will not be able to arrive at the campsite until 1 hour AFTER the campsites check in time.)

CAMPSITE CHECK-OUT DATE/TIME: _____

(Please remember that we will require 1 hour tear down, meaning you will NEED to exit the RV/campsite 1 hour PRIOR to the campsites check out time.)

NUMBER OF ADULTS: _____; NUMBER OF CHILDREN: _____; BREED OF PET: _____

(Please review our pet and sleeping capacity policies in place)

Remboldt RV Retreat and Renter agree as follows:

- RV SLEEPING CAPACITY:** 2021 Keystone Montana High Country - 6 people
You certify that you agree to and understand the limitations placed on the number of persons permitted to occupy the Rental, and unless prior written approval has been granted by Remboldt RV Retreats, you agree to abide by such limitations. Above Renter is at least 25 years of age and will be occupant of the unit during the entire reserved period.

2. **DELIVERY OF RENTAL:** Owner will need at least 1 hour of set up time prior to your arrival at the campsite on the day of your reservation. This allows a full set up of all aspects of the unit. In the event more time is needed, the owner will inform the renter with proper notice. An earlier drop-off /set-up time may be accommodated upon request with approval from the campground and if the owner has availability. Upon your arrival, please review the renter handbook, check-in/out instructions, rules and regulations, and watch any training videos necessary to ensure a smooth stay.
3. **RV PICKUP AND TEAR DOWN:** Owners will require all renters to be checked out of the RV 1 hour prior to the campsite check out time. In the event the renters give less than 1 hour of tear down time, any late checkout fees from the campground will be the responsibility of the renter. While we do a complete walk through of the rental upon return, we have a 3-day "post rental" detailed inspection that is completed to ensure that there are no issues with the REntal following your time period. After we have completely checked out the rental, if any damages are present or extra cleaning is necessary, the renter will be charged for these damages and/or cleaning fees. Our goal is to make sure the next renter has a properly prepared and cleaned Rental. If Renter chooses to leave the black and gray holding tanks for the owner to clean and empty, a \$50 fee will be charged.
4. **PAYMENT POLICY:** A reservation/deposit of \$1000 is required to hold your reservation during a non-holiday week. Rentals during a holiday and event weeks require full payment at the time of reservation.
5. **CANCELLATION POLICY:** See cancellation policies on RVShare website.
6. **RENTAL INSURANCE:** Rental insurance must be on any unit at all times. The reservation deposit of \$1000 is to ensure the rental is guaranteed the funds needed to be used toward insurance deductibles, damages, lost items, and /or lost income from a damaged unit. If the rental is returned without said damages, the FULL \$1000 will be returned to the renter within 14 business days.
The security deposit is provided as a security against damage to the Rental, theft, late check-out and violation of any renter's agreement contained in this agreement. An inspection is done after each check-out for any damage done to the real or personal property. The renter(s) shall be liable and solely responsible for any property damage, accident, injury to any person or loss sustained by any person or arising out of or in any way related to renter(s) use of the premises or the items of personal property provided by Remboldt RV Retreats. Renter hereby agrees to indemnify and hold Remboldt RV Retreats harmless from any and all claims, including those of third parties, arising out of or in any way related to renter(s) use of premises or items provided therein. Renter(s) assumes the risk of injury or other losses relating to any recreational activities and will hold Remboldt RV Retreats harmless with respect thereto. Renter(s) agrees to indemnify Remboldt RV Retreats for any damages to the dwelling, grounds, furnishings, and household items. In the event that damage results from a renter(s) occupancy, Remboldt

RV Retreats is authorized to utilize the credit card on or the security deposit to cover said damages or additional cleaning costs, including the charging or billing of any additional amounts that exceed the deposit held. Remboldt RV Retreats is not responsible for articles left on premises. There will be a \$10.99 charge in addition to shipping charges for handling the return of any articles found by housekeeping. Lost & Found will be held for 5 days. After such time all items will be donated to charity.

7. **CLEANING:** The Rental will be inspected, sanitized and cleaned after your departure. We ask that the unit be returned in the same general condition that you received it. IF a significant cleaning is required, appropriate charges will be deducted from your deposit at the rate of \$35 per hour. Please be sure to empty the holding tanks before the unit is brought back. If the renter would rather not empty, Remboldt RV Retreats will empty for the Renter at an additional \$100 charge.
8. **PET POLICY:** We very STRICTLY enforce this policy. Only ONE pet that is of canine breed is allowed in/on premises at any time. NO OTHER TYPES OF ANIMALS OUTSIDE OF DOGS IS ALLOWED. Since many people have allergens associated with pets, Remboldt RV Retreats reserves the right to an additional rental fee of \$20/day and an additional \$50 cleaning fee to have an animal on site. In the event the Renter does not inform Remboldt RV Retreats of an animal staying in the Rental and evidence of an animal is found, Remboldt RV Retreats reserves the right to charge a \$100 fee.
9. **NO SMOKING ALLOWED:** We very STRICTLY enforce this policy. If evidence of smoking (of any kind) inside the Rental is found, Remboldt RV Retreats reserves the right to charge \$200 to treat the property as necessary. In addition, any damage caused by smoking materials will be charged to renters damage deposit or credit card on file.
10. **WHAT WE SUPPLY:** Included in your reservation, Remboldt RV Retreats supplies the Rental with clean sheets and all your kitchen/bathroom items needed. EACH ITEM TAKEN FROM THE UNIT WILL RESULT IN A CHARGE OF \$20 EACH TO YOUR CREDIT CARD FOR REPLACEMENT. Since we provide the normal amount of toilet paper, sheets, towels, dishes and other items to get you started, it may be necessary that you would need to bring additional items for your personal use during your visit. For a full inventory list, please contact the owner.
Remboldt RV Retreats does NOT provide or rent a generator at this time.
11. **RENTERS LIABILITY:** Renter agrees to accept the liability for any damages caused to the Rental by renter or renters guests, including but not limited to, damage to the Rental in any way or damage to any appliances and/or equipment furnished. If damages are in excess of the security deposit being held, renter agrees to reimburse Remboldt RV Retreats for costs incurred to repair/replace damaged items.
12. **HOLD HARMLESS:** Remboldt RV Retreats does not assume any liability for loss, damage or injury to persons and/or their personal property. Neither do we accept liability

for any inconvenience arising from any temporary defects or stoppage of supply of water, gas, electricity or plumbing. Nor will Remboldt RV Retreats accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our /its control.

13. **AWNING:** Due to the weather changing in a matter of seconds, the awning can be used at the renters' risk. The renter is liable for any and all damages caused to and by the awning.

14. **ADDITIONAL TERMS AND CONDITIONS:** The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully release any discharges Remboldt RV Retreats, from any and all claims, demands and causes of actions by reason of injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Remboldt RV Retreats free and harmless of any claim or suit arising therein. In any action concerning the rights, duties or liabilities of the parties of this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs. If guests violate any conditions of this agreement, Remboldt RV Retreats may terminate this agreement and enter premises. Upon notice of termination of this agreement, Renter shall vacate the premises immediately. In the event Remboldt RV Retreats has to resort to legal process to enforce rights under this Agreement, Renter shall be responsible for reasonable attorney fees and costs. Renter agrees this contract is entered into in Clark County, Nevada, and consents to the personal jurisdiction of any proper court located therein.

REMEMBER THAT YOU ARE RENTING OUR PRIVATE RENTALS.

PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

RENTER PRINTED NAME: _____

RENTER SIGNATURE: _____

DATE: _____

RENTER PRINTED NAME: _____

RENTER SIGNATURE: _____

DATE: _____