

# RV Rental Agreement

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## A. Reservation, Payments, Deposits & Cancel Terms

### 1. Rental Payments and Deposits

- **PAYMENT POLICY:** FULL payment must be made up-front at time of booking.
- **SECURITY DEPOSIT:** The security deposit is provided as 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 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. We the Owners hereby agree to indemnify and hold ourselves 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 Owners harmless with respect thereto. Renter(s) agrees to indemnify Owners for any damages to the dwelling, grounds, furnishings, and household items. In the event that damage results from a renter(s) occupancy, Owners are authorized to utilize the cash security deposit to cover said damages or additional cleaning costs. Owners are not responsible for articles left on premises. Lost & Found will be held for 30 Days. After such time all items will be donated to charity. In the event of an insurance claim renter understands that they may be charged more than one deductible if the insurance provider decides damages to be considered separate insurance claims.
- **SECURITY DEPOSIT REFUND:** A security deposit is authorized to be charged for the booking of the rental. Any damage to

the rental unit is the responsibility of the renter and will be deducted from the security deposit.

## 2. Reservation and Signing

- We reserve the right to refuse any rental application or reservation.

## B. Operational Terms

### 1. Rental Delivery

- Delivery site must be free of shrubs, debris, and the delivery site must be wide enough to allow maneuverability for the driver and slide outs of the vehicle.
- Delivery and Pick up fees include setup and teardown of available on site hookups if applicable.

### 2. Check-in

- Check-in/Out times are determined by the campground the unit is being delivered to

### 3. Fuel Use

- Propane tank level upon return can be at any level with no additional costs. Your propane tank will be at least 1/2 upon delivery.

### 4. Maintenance and Breakdown

- THINGS HAPPEN AND WE TRY TO HELP: Plain and simple things can happen. RVs and travel trailers break and sometimes things don't work. When "things happen" like: misc water issues, air conditioner freezes from running too much and needs to defrost, a camper isn't cleaned to your standards or, other misc items, THE RENTER WILL AGREE TO WORK WITH the OWNERS AND HELP THEM TROUBLESHOOT ISSUES AS THEY ARISE. Owners will request an RV tech if they deem necessary. We truly want happy customers and repeat business so we take this privilege to make those judgment

calls serious. Let's say you don't have hot water in the shower and we aren't able to troubleshoot with you. We may decide not to dispatch an RV tech if the campground has shower rooms, etc. Let's say you run out of propane. We will most likely ask you to get it refilled and then reimburse you. When situations arise we will work to try and resolve them, but not all issues can be fixed in the short time you're renting from us. WE DO NOT typically refund more than \$100 for these inconveniences. You are renting a place to sleep and you're camping. If one of the situations mentioned above is unacceptable to you and you can't adapt when things happen then please let us know as we may need to cancel your booking.

## 5. Awning

- Damage to awnings is very common and can happen from rain, gust of winds, etc. The typical cost to fix just one slightly bent awning arm can be \$400 or more. We strongly recommend you DO NOT use the awning at all but if you do, remember any damage is 100% paid for out of your damage deposit. Be aware, since awning damage is so common if your rental was damaged by a previous renter we will provide a 10X10 popup canopy if the awning has not yet been repaired.

## 6. Appliances

- The A/C, heat, awning, radio, microwave, television, jacks, plumbing, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you, but we will work to try and get issues addressed while the rental is underway. For assistance, you are advised to give us a call 662-471-1518.

## C. Use and Restrictions

### 1. Smoking Policy

- NO SMOKING IS ALLOWED. Since many people have allergies and it is difficult to remove the odors and allergens associated with smoke, we must STRICTLY ENFORCE this policy. If evidence of smoking inside the rental is found, Owners reserve the right to retain your security deposit.
2. Use Violations – The following uses of this vehicle are prohibited and constitute a breach of The Rental Contract’s terms.
- Do not attempt to access the roof or use the ladder. Any evidence of use of roof or access to roof will result in full forfeiture of Security Deposit in addition to any damage incurred. This is for your safety.
  - Any drugs or firearms found in the vehicle will be removed by an appropriate Law enforcement officer.
  - Renter acknowledges that they forfeit their Security Deposit if any violation of Use and Restrictions (section C) is found.

#### D. Fees

##### 1. Prep, Cleaning & Starter Package Fee

- All vehicles have a mandatory Prep, Cleaning & Starter fee. This fee includes vehicle prep, operational walk through when needed, disinfectant cleaning of interior, propane refill and a starter pack of RV toilet paper.

##### 2. Septic Fee

- All vehicles must have gray and black tanks completely dumped and drained before returning unless previously arranged for us to do this for you. There will be a dump fee deducted from your deposit if the RV is returned full and not disclosed.

##### 3. Pet Policy & Fees

- NO PETS ALLOWED.

##### 4. Additional Cleaning Fees

- You are required to return the RV in a clean, broom swept condition. All counters, sinks and refrigerator should be wiped down clean. Renter should remove all food, trash and personal belongings. Your Prep, Clean & Starter fee provides for basic re-sanitation of the RV upon return.

#### 5. Lost Keys

- If the keys are lost you will be charged \$100 to replace them. This fee may come off your deposit if management chooses.

#### 6. Other Fees

- Other fees may occur and be described in other sections of the Rental Terms or Rental Contract.

### E. Renter's Responsibilities, Requirements, & Insurance

#### 1. Responsibility for Damages or Loss

- Renter agrees to accept liability for any damages caused to the rental by renter or renter's guests, including, but not limited to, damage to the rental in any way or damage to any appliances and/or equipment furnished. Use during freezing weather is completely at your risk in regards to damages to any part of the water system. If the renter is having the rental delivered renter accepts all responsibility and liability once rental is delivered by driver and until driver picks up rental.
- Owners do 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 in supply of water, gas, electricity or plumbing. Nor will Owners accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our/its control.
- By signing this agreement you understand and agree that you assume all liability, whether collision, damage, or liability for the entire duration of the rental. You agree to indemnify

the owner of the RV and the company in any suit brought against them. You are responsible for all damage, loss or theft of the vehicle, loss of use, diminished value of vehicle caused by damage to it or repair of it, missing equipment, any damage claim whether or not you were at fault. You must report all accidents involving the vehicle to us and the police within 24 hours of occurrence.

- During the season when temperatures reach freezing, renters will use a certified RV Tech to dewinterize and winterize campers as needed while in their possession during a rental.
- If a rental add-on is returned with any damage or defects the renter will be held liable and the purchase price of that item will be deducted from the security deposit and the renter will take possession of the item they damaged.

## 2. Tires and Windshield

- For your own safety DO NOT attempt to change a tire yourself. No tire changing equipment is to be carried in the vehicle.
- Renter is responsible for all window damage while the RV is in their possession. Any damage to the window will result in full replacement of the window for safety concerns of our next guests or chip fill when applicable.

## F. Acknowledgment, Indemnity, and Warranty

### 1. Indemnity

- Renter agrees to indemnify us, defend us, and hold us harmless from all claims, liability, costs and attorneys' fees incurred by us resulting from and arising out of, this rental and your use of the vehicle.