

# Supplemental Rental and Rules Agreement

## DOUBLE S RENTALS

Owners, Mike Perdue and Shelley Stinson 817-522-6558

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot of information, but we prefer to be upfront and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later. This agreement is a mandatory prerequisite to being allowed to use the RV during your rental period.

**All drivers must be at least 25 years old and must be listed on the rental platform as a VERIFIED designated driver when you pick up the camper. NO EXCEPTIONS.**

**Renter:** Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Driver's License #: \_\_\_\_\_ Issuing State: \_\_\_\_\_

**Rental Unit:** \_\_\_\_\_

**Rental Period:** Date \_\_\_\_\_ Time \_\_\_\_\_ **UNTIL** Date \_\_\_\_\_ Time \_\_\_\_\_

**Delivery** \_\_\_\_\_ **Pick Up** \_\_\_\_\_ *(if you are picking up the camper, Double S Rentals will send you directions to the ranch. Please allow for 45-60 minutes for the walk-through and hooking up to your vehicle.)*

**Destination #1** Address / Dates: \_\_\_\_\_

**Destination #2** Address / Dates *(if applicable):* \_\_\_\_\_

- 1. Walk-Through:** Before the start of your trip, it is required to complete a pre-rental orientation of the camper. This will take about 45 minutes to an hour, depending on your camper experience, so please plan accordingly.
- 2. Included:** All of our rentals include fresh linens, towels (minus washcloths, and only in units with a shower), cookware, dinnerware, a coffee maker and filters, and cleaning supplies. See item #45 RECOMMENDATIONS for other things we suggest bringing along.
- 3. No Refunds for Early Returns:** If you finish your camper rental early, we do not refund the unused days/time. This includes if you have been in a motor vehicle accident with the camper; however, if the accident is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.

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**4. RV Return:** When camper is returned and has been unhitched from your vehicle, or retrieved and has been hooked to our vehicle, 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 photos will also be taken by Double S Rentals for reporting to the rental platform and/or insurance. Once a thorough inspection has been completed by Double S Rentals, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.

**5. Late Fees:** We offer a 15-minute grace period for pickup and drop-off times. After the 15 minutes, a fee of \$30 per hour will be charged if the RV is picked up late, returned late, or if we are unable to deliver or retrieve the camper at the agreed-upon time due to Renter not being ready. If the RV is returned or retrieved after dark, it will be checked in the next day, during daylight hours, and any applicable damages and missing items will be charged against the security deposit, or an insurance claim will be filed.

- We are very flexible on our delivery, pickup, and drop-off times as long as we are not busy. If you need to change the agreed-upon time, you may do so by contacting us by phone with at least a two-hour notice to discuss a new time for pick-up or drop-off.

Example:        15-60 minutes late = \$30 fee  
                      61-120 minutes late = \$60 fee

**6. Fire Safety:** Always know your exact location so emergency responders can find you. If you're in a campground, make a note of the address and campsite number and leave by the door, and on your phone.

- a. Never leave open flames or cooking appliances unattended. Only use your crockpot, air fryer, or instant pot while you're present.
- b. Keep clothing and other potentially combustible materials away from RV cooktops, stoves, and other cooking appliances.
- c. Always unplug hair dryers, irons, or other appliances before leaving the RV or going to bed.
- d. If there should be a fire, get everybody out, and call 9-1-1. If it is a small fire and you can extinguish it without putting yourself in danger, put it out with the fire extinguisher located in the kitchen of the camper, along with instructions on the wall. Never re-enter a burning RV, get out and stay out!

**7. Campground Reservations:** We are not responsible for campground reservations – including cancellations for any reason. All campground reservations must be made separately from your reservation with us, 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. Rooftop Usage:** We DO NOT allow the use of the camper rooftop. Any evidence of rooftop usage (shoe prints, dents, 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.

**9. Pets:** You **MUST** request & get approval from Double S Rentals *before* allowing any pet in the camper. There will be an extra fee. Owner/Agent reserves the right to accept or decline any pet, for any reason. Pets are *not* allowed on any upholstered area due to the soft material and the risk of stains, smells, or other damage. If any pet damages occur, including evidence of pet urine or feces, you will forfeit your entire security deposit, and you

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agree to pay any excess damage fees. If any large amounts of pet hair are left upon return, you will be charged a full deep cleaning fee (\$200) for it to be removed. *(See Fees Addendum attached)*

- 10. No 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 **\$600**. NO EXCEPTIONS.
- 11. Drugs:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. If the camper is returned with any evidence of drug use or the transportation of drugs, it will result in law enforcement being called for a report and to collect the evidence.
- 12. Awnings:** We allow the usage of exterior awnings, but please **USE EXTREME CAUTION!** This is for your protection, because awnings are NOT COVERED by insurance, and they are very expensive to repair or replace. Damage to awnings, including damage while driving, any acts of nature, or negligence are 100% your responsibility and will, most likely, exceed your security/damage deposit amount. If the awning is already damaged or unusable during your rental, NO REFUNDS will be issued.
- a. DO NOT use the awning if there is any wind at all.
  - b. Please keep awning retracted at all times, unless you are present and able to put it back into the retracted position if any wind should occur.
    - If you leave the camp area, CLOSE the awning!
    - When you go to bed at night, CLOSE the awning!

\_\_\_\_\_ I understand that it is my sole responsibility as a renter to ensure that the above awning rules are followed and that the awning is NOT to be open or extended any amount during any windy conditions.

\_\_\_\_\_ I understand that if the awning is in the OPEN or extended position, it is NEVER to be left unattended at any time.

\_\_\_\_\_ I understand that awnings are not covered by insurance and that I am financially responsible for all damages to the awning, awning arms, or any other damages that occur to any other items, people, or animals because of it being open.

\_\_\_\_\_ During any windy conditions, I will make sure the awning is closed, or retracted.

\_\_\_\_\_ If I leave the camp area, I will close the awning.

\_\_\_\_\_ When I go to bed at night, I will close the awning.

- 13. Plumbing:** Drain ONLY non-solidifying liquids into the drains. Please discard all food debris, cooking oils, fats, grease, and coffee grounds into the trash.

\_\_\_\_\_ I will be sure to put ONLY non-solidifying liquids into the drains, and discard all food debris, cooking oils, fats, grease, and coffee grounds into the trash.

- 14. Refrigerator:** The camper refrigerator needs to be level to operate correctly. It is the Renter's responsibility to ensure that the camper is level when parked, to minimize risk for damage to the refrigerator. Any damage sustained by the refrigerator due to it not being level will be charged to the Renter.

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- 15. Power:** The camper must be plugged into the correct power outlet (30 amp or 50 amp, depending on which camper) in order to run the A/C unit(s). It can be plugged into a regular wall outlet with an adapter but that will NOT be enough power to run the A/C. If you use a generator, it must be a minimum of 30 amps (or 3600 watts) to run the A/C (one A/C unit only). A smaller powered generator may be used, but it will NOT supply enough power to run the A/C. Generators are to be used outdoors only. Any damage caused to the camper from the generator or any chain used to secure the generator will be deducted from your security deposit.
- 16. Generators:** If you choose to use a generator, the following rules will apply:
- Do not use generator inside the camper - it MUST be kept outside.
  - Renter must secure the generator in the best way possible to deter theft. We recommend using a locking cable attached to the camper bumper, frame, or a large tree nearby.
  - Do not leave the camper unattended while a generator is running.
  - Generator must be a minimum of 3600 watts to run most systems within a 30amp camper without causing a power issue or tripping the breaker. A 50-amp camper requires at least a 6000-watt generator (or two 3000-watt generators in parallel) is usually sufficient to run two A/C units and some other appliances if you use a soft-start technology for handling startup surges.
  - Renter assumes all responsibility for any damages caused to the camper & its appliances and systems by the use of a generator.
- 17. Waste Holding Tanks:** Waste holding tanks (gray and black) should be emptied prior to return, valves left CLOSED, and the screw cap left ON. If you would rather us empty the holding tanks, a **\$65** dump fee will be deducted from your security deposit. NO EXCEPTIONS. (*Holding tank emptying fee is included in the delivery fee, only if we pick up the camper.*)
- There should be NOTHING, including, but not limited to feminine napkins or tampons, diapers, wet wipes, tissues, napkins, etc. put into the black water waste holding tank (commode) as this will cause it to become clogged and require an exceptional amount of cleaning to clear. You will be provided with rolls of RV septic-safe toilet paper, and we ask that this is the ONLY thing put into the waste holding tank (commode).
  - There is to be nothing other than sink or shower water put into the gray water holding tank (sinks). DO NOT put any food waste down the drain. Any type of food particles put into the gray tank may cause a clog that will require extensive cleaning and/or repair to remove. Any repair fees will be deducted from your security deposit.
- 18. Cleaning:** Camper must be returned with a broom-swept clean interior, free of all trash, groceries, and personal belongings. Things like glitter, silly string, glow sticks/necklaces, hair color, stage makeup, nail polish, etc. can cause a lot of damage and should not be used inside the camper.
- A deep cleaning fee of **\$200** will be assessed if the RV is returned unclean AND requires more than a surface cleaning or any reconditioning.
- 19. LP/CO<sub>2</sub> Detector:** The LP/CO<sub>2</sub> detector is hardwired into the camper and is present for your safety. This means that if the camper battery levels get low, it might not supply adequate power to the LP detector and it could start beeping. The Renter is responsible for maintaining the camper battery level necessary to power the LP detector.
- 20. Propane:** Propane tank(s) are located near the camper hitch, on some campers you will find them under the black cover. Please make sure the knob on the propane bottle is in the OPEN position to use the heat and water heater in most of our campers. If you should run out of propane or need more, it is up to the Renter to refill as needed. (Tractor Supply will fill it, most other home improvement stores will exchange the bottle for a full one.)

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- 21. Levels of Insurance:** Some of the rental platforms we use have varying levels of Renter insurance available. Please check into them all and select the one that best suits your needs. If you wish to modify your insurance selection, just call the platform support line to make any changes.
- 22. Damage/Minor Repairs:** Any damages/issues/problems/repairs need to be reported to us immediately. 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. 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 camper, if you want reimbursement. Should you make a repair without consulting us first, or without following the written/oral instructions given, you assume liability for the repair and any subsequent repairs needed.
- 23. Renter Damages:** If the camper, 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, everything on the inventory list, 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 the case that 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.) THE RENTAL PLATFORM (Outdoorsy, RV Share, etc.) insurance policy does NOT cover interior damage or repairs. Damage to the interior of the RV is charged to the Renter's security deposit upon return.
- \_\_\_\_\_ I will immediately inform Double S Rentals of any damages or accidents that occur to, or within the camper.
- 24. Appliances:** The air conditioning, radio, microwave, television, stabilizing jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to the Renter. 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.
- 25. Lockout/Lost Keys:** In the event that a lockout occurs, you agree to pay \$2.25 per mile, round trip, for the Owner/Agent to drive and unlock the RV and a fee of **\$25** PER missing key. If Owner/Agent is en route and the key is found and the camper 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 the camper, you will be charged a **\$25** fee PER key. If Owner/Agent determines that 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 Owner/Agent before work is done.
- 26. Add-On Fees:** You may elect for certain "Add Ons" with your booking if you'd like. We offer extras such as; a generator, pet fee, camping chairs, etc. There are certain fees that you can elect to add at the end of your trip, like the dumping of the waste tanks and extra cleaning fees. If you decide to add either of these at the time of return, the amount will be deducted from your deposit or charged to your card on file.
- 27. First Aid Kit:** There is a first aid kit provided (usually in the medicine or other bathroom cabinet). Please use what you need, should it become necessary – once it is opened, you own it & will be charged **\$15** (replacement value). In the event that you use anything in the first aid kit, take the entire kit with you – Since the first aid kit is a personal and bodily fluid/pathogen-related item, it is not possible for us to pass it from renter to renter. Separately, there is a box of basic band-aids provided, you may use these if necessary, without any fee.

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- 28. GPS Tracking:** The RV has been equipped with a GPS tracking device for the safety of our asset and it must not be removed or unplugged for any reason. Failure to accurately report your destination will result in the complete loss of your security deposit, you will be requested to return the camper to Double S Rentals immediately, and NO refund will be granted for unused rental dates. The tracking device is set to send notifications to the Owner/Agent if the camper exceeds 70 mph. You will hear from Double S Rentals if there are excess notifications and could be subject to a fine for speeding and putting the asset at risk.
- 29. Dry Camping/Boondocking:** Camping without electric, water, and sewer hookups (boondocking) restricts the capabilities of the RV. You are limited to fresh water tank capacity, black & gray tank capacities, battery capacity, and propane capacity. They need to be recharged, refilled, dumped, etc., and are the responsibility of the Renter. Double S Rentals takes NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should Renter choose to dry camp/boondock, you take full responsibility and liability for the limited capabilities and capacities, and any unmet expectations due to use without hookups.

**THE FOLLOWING RULES (30-34) ONLY APPLY IF YOU ARE HAULING THE CAMPER / RV:**

- My camper is being delivered and I understand that these rules (#30-34) DO NOT apply to me.
- I am towing the camper and agree with the following rules (#30-34).

- 30. Camper Abandonment:** If for any reason you abandon the camper, you will be charged a \$3,000 fee for abandonment and retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the trailer. Abandonment means leaving the camper without returning to it or delivering it back to the Owner/Agent drop-off location, by the end date/time of your rental period. In the event you abandon the camper without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- 31. Tires:** The tires on the camper have been inspected and checked, along with all other parts, prior to your rental period but it is the responsibility of the Renter to check to make sure that the camper tire pressure remains safe during your trip. If a tire has low pressure, please refill it with air to 50 psi. There is also a spare tire included on the unit in the rare event that a flat tire/blowout occurs. Use your own vehicle's tire tools to change the tire, or have it done by a professional. The blown tire will be replaced at Renter's expense and deducted from your security deposit.
- 32. 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 inside a licensed RV park is acceptable. Driving on unapproved roads without prior approval by Double S Rentals will result in the forfeiture of your entire deposit.
- 33. Toll Roads, Red Light Cameras, Parking Tickets:** Renter is responsible for disclosing any tolls, red light tickets, or parking tickets to Owner/Agent at the time you return the camper. If we receive any tolls, tickets, or fees related to your rental, a \$70 administration fee plus the cost of the bill for EACH invoice will be charged to you. *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.*

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- 34. Towing Safety:** On campers that require a weight distribution hitch, which is provided, it should be used at all times while towing the camper. Remove the sway/stabilizer bars prior to backing into a parking space or campsite. 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 campers 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 (trees, low overpass, drive-thrus, etc.), are 100% your responsibility and will exceed your security/damage deposit amount. The dimensions of our RV are listed on the rental listing.

**NEVER ATTEMPT GOING THROUGH A DRIVE-THRU WHILE TOWING A CAMPER.**

- a. **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 the 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 miles per hour. The camper Owner/Agent will receive notifications every time the camper exceeds 70 mph, Renter will hear from the camper Owner/Agent if there are excess notifications and could be subject to a fine for speeding and putting the asset at risk. When towing, you are required to follow ALL "truck speed limit" signs, and never travel in the left lane, unless passing.
- b. **Brake Controller:** A brake controller is required to tow most of our campers. If your tow vehicle is not equipped with one, we do have a Curt ECHO Bluetooth brake controller that we can rent for an extra fee. You must download the **ECHO Smart Control** app on your smartphone if you choose to rent our controller. It also must be ON and accessible while driving.

**MORE NECESSARY STUFF** (*applies to everyone whether you are towing the camper yourself or having it delivered*).

- 35. Personal Property:** All personal property you bring is your responsibility, and by signing this agreement, you release Double S Rentals and/or the camper Owner/Agent 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.
- 36. Personal Injury:** You release Double S Rentals and/or the camper Owner/Agent 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 return period.
- 37. 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.
- 38. 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 Double S Rentals and/or the camper Owner/Agent signed.

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- 39. Damages Above Security Deposit/Insurance Claims:** In the event there is any damage above the amount of your security deposit, you agree to pay Double S Rentals any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
- 40. Credits:** There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the control of Double S Rentals. This includes but is not limited to, flat tire(s), weather, any and all systems within the camper that were working at pickup (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.
- 41. 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.
- 42. Security Deposit:** Your security deposit hold will be released (by the rental platform, minus any fees) after the camper has been thoroughly inspected and no issues or damages have been found. Inspection may take up to 72 hours after rental return.
- 43. Hold Harmless:** Renter agrees to hold harmless Double S Rentals and/or the camper Owner of the rented camper, at all times, for all situations. Renter assumes all risk when renting our camper, and Owner/Agent cannot be held responsible for any accident, injury, loss of income, loss of life, or loss of or damage to personal property. Double S Rentals and/or the camper Owner assumes no liability for how the camper is used during the rental period.
- 44.** This agreement serves as a supplement to the rental agreement, regardless of the rental platform (Outdoorsy, RV Share, RVezy, etc.), and supersedes all contradictory terms of the platform rental agreement, if any. This agreement also supersedes any contradictory terms and conditions listed on the rental platform.
- 45. Recommendations:** We want you to have a great adventure and make some awesome memories! To enjoy your camping adventure fully, we recommend bringing along...
- Washcloths
  - Camping chairs
  - Folding table
  - Lighters
  - Firewood (*some destinations do not allow outside firewood to be brought in*)
  - Charcoal (*if you're grilling*)
  - Ice and ice bin for the freezer
  - Your favorite cooking spices and condiments
  - Food storage containers
  - Citronella candles for outdoors
  - Insect Repellent
  - Flashlight
  - Rope or clothesline with clips
  - Extra blankets
  - Umbrella
  - Games/playing cards

### **DAMAGE ADDENDUM**

RENTER IS RESPONSIBLE FOR MAKING NOTE OF ALL EXISTING DAMAGE ON THE DEPARTURE FORM AT PICK UP AND/OR WALK-THROUGH. Any damages noted on the return form that are not noted on the departure form are the sole responsibility of the renter and will be deducted from the security deposit, filed as an insurance claim, or charged to the credit card on file.

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## WASTE TANKS ADDENDUM

This addendum is meant to act as a clear outline of 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 orientation walk-through regarding the proper dumping of these tanks. (It is always okay to call or text us with questions about waste tank dumping or other issues during the course of your camper rental.)

RV-safe toilet paper will be provided, and we ask that this be the ONLY thing put into the black tank. No other items, including feminine napkins or tampons, diapers, wet wipes, tissues, paper towels, etc., should be put into the black tank or a clog may result. If you choose to empty the waste holding tanks (gray and black), please ensure that the tanks have been emptied and flushed, if necessary, valves are CLOSED, the screw cap is ON, and tank levels on the control panel read EMPTY prior to returning. The tank levels will be checked during our inspection and if we need to empty them and clean them out, you will be charged a \$65 dump fee, NO EXCEPTIONS.

## FEES ADDENDUM

By signing this agreement and accepting the keys, you understand that there are extra fees that can occur if the agreement is not adhered to. These fees, if assessed, will either be added to your booking, or they will be deducted from your security deposit, along with any additional costs, if necessary.

By signing this agreement, you are authorizing the rental platform and/or the actual RV Owner/Agent, Double S Rentals, to charge your credit card on file for your rental booking. All add-on fees applied to your security deposit will be assessed a processing fee of 15%.

\_\_\_\_\_ I have read this agreement and will comply with the rules outlined above.

\_\_\_\_\_ I will be respectful of the rented RV and return it broom-swept clean and free of any trash, food, and personal items.

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Double S Rentals Representative Signature

Date

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Double S Rentals Representative Printed Name

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Renter Signature

Date

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Renter Printed Name

Renter Initials: \_\_\_\_\_