

**TERMS AND CONDITIONS OF RENTAL AGREEMENT (Subject To Change Without Notice)** If any provisions of the within agreement are determined to be invalid by any court of competent jurisdiction, the remainder of this agreement will nevertheless remain in full force and effect.

**1.) VIOLATION OF ANY PART OF THIS AGREEMENT** by LESSEE or any other occupant can result in termination of this agreement and LESSEE and all other occupants will be required to vacate rental unit and forfeit the remainder of LESSEE'S rental fee and Security Deposit.

**1.) LESSEE IS AT LEAST 25 YEARS OLD** and will be an occupant of the camper during the entire rental period. All other occupants are to be family members, friends or responsible adults. House parties are prohibited and will not be tolerated.

**2.) MAXIMUM ALLOWED OCCUPANCY** stated on this contract is not to be exceeded without written permission of LESSOR.

**3.) DISTURBANCES:** The following actions by anyone occupying the rental unit will be considered a violation of this rental agreement: (A) Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. (B) Causing damage to the premises rented or to any of the neighboring properties. (C) Objectionable behavior and/or drinking excessive amounts of alcohol. (D) Any other acts which interferes with neighbors' right to quiet enjoyment of their property, including loud music.

**4.) NO PETS OR SMOKING** will be allowed inside the camper. If evidence of pets or evidence of smoking inside the camper is found, LESSOR reserves the right to charge up to \$250.00 to treat the property for fleas and/or allergens. In addition, any damage caused by pets or smoking materials will be deducted from LESSEE'S damage deposit and/or charged to the credit card on file.

**5.) CHECK IN TIME** on the day the lease begins is subject to campsite availability, but in no case will be before **4:00 PM**. The camper will be delivered to the reserved campsite and ready for occupancy no later than 6:00 pm. Keys will be available for pick up from LESSOR and WILL NOT be issued until 100% of the rental fees and security deposits are paid in full and a signed rental agreement is in LESSOR'S possession. There will be no refund of rental fees paid or discount to rental fees owed for late or missed arrival.

**6.) CHECK OUT TIME** on the day the lease ends is **2:00 PM**. Prior approval for late departure is required and an additional fee of \$25/hour (or portion thereof) may apply due to time necessary to inspect, sanitize and clean the camper before the arrival of the next renter. Please be at the campsite ready to vacate at check out time and LESSOR will arrive to inspect the camper and complete the check out process. There will be no refunds or partial refunds of rental fees paid for early check out.

**7.) RENTAL EXTENSION** is an option only if the CAMPSITE and the RENTAL UNIT are both available. Requests for rental extensions must be submitted before noon of scheduled check out day in order to be considered, and must be paid for in full prior to beginning of rental extension period.

**8.) RESERVATIONS** for camper rental during a non-holiday week require a deposit equal to 50% of the total rental fee. Camper rental reservations during a holiday week (Memorial Day, 4<sup>th</sup> of July, or Labor Day) require a deposit equal to 100% of the total rental fee. CAMPSITE RESERVATIONS will be required prior to receiving written camper reservation confirmation. Deposits may be made via cash, Visa, MasterCard, personal check, money order, or cashier's check and must be received within 7 days of booking, but no less than 2 weeks prior to check in time. Confirmation of camper reservation will not be given until deposit funds are verified. RESERVATION DEPOSITS ARE NON-REFUNDABLE.

**9.) CHANGES** to reservation dates may be made no more than 2 times. The first change is at no cost as long as the change is made no less than 2 weeks before check in time. If the change is made within 2 weeks of check in time there is a \$50.00 charge. The second change will be charged \$50.00, and no additional changes will be allowed. No refunds will be given for days that were originally reserved, then shortened. Rescheduled rental dates must be within the same calendar year. No cancellations will be allowed on rescheduled dates, rental payments received for rescheduled dates cancelled will be forfeited.

**10.) CANCELLATIONS** will be charged a cancellation fee equal to 50% of the reservation fee if cancellation is made more than 30 days prior to check in time. All cancellations made within 30 days of check in time will be charged a cancellation fee equal to 100% of the reservation fee. No refunds will be given for cancellations of reservations during a holiday week, for early check-outs, no-shows, or interruptions that occur due to inclement weather, unless campsite becomes unavailable due to campground closure. All cancellations must be submitted in writing to LESSOR.

**11.) A \$500 SECURITY DEPOSIT** is required at check in. A preauthorization hold for \$500 placed on a valid Visa or MasterCard or a \$500 cash deposit is acceptable. Personal checks, business checks, and ATM cards are not acceptable for security deposits. For certain rental applications, the security deposit may be increased at LESSOR'S sole discretion. The deposit is provided as security against damage, theft, late check-out and/or any violation of the terms contained in this contract. A "CAMPER CONDITION AND INVENTORY" checklist will be completed and signed by both parties upon check-in and check-out. At check-out time the unit must have the dishes washed and put away, floors swept, counters wiped down, trash removed, bathroom cleaned and sanitized, and be in an overall clean condition. If additional cleaning is required, there will be a \$50 cleaning charge. If there is no damage other than noted on checklist at check-in, no items missing, and no cleaning that needs to be done, the original security deposit will be returned to LESSOR at that time. If there is additional damage, items missing, or additional cleaning required, LESSEE will be charged for repair, replacement, or cleaning and extra charges will be calculated and deducted from the security deposit. If damages are in excess of the security deposit being held, LESSEE agrees to reimburse LESSOR for costs incurred to repair/replace damaged items.

**12.) RENTAL FEE** is to be paid in full prior to check-in. Personal checks, business checks, cashiers checks, and money orders will be accepted as payment for rental fee if received 2 weeks prior to check-in. If payment is received less than 2 weeks prior to check-in, Visa, MasterCard, and cash will be accepted for payment. PAYMENTS ARE NON-REFUNDABLE.

**13.) LESSEE AGREES TO ACCEPT LIABILITY** for injury, illness, damages, or theft to personal property occurring to LESSEE, LESSEE'S family members, members of LESSEE'S party or LESSEE'S guests while in possession of the rental unit. LESSEE further agrees to accept liability for any damages caused to the rental unit by LESSEE or LESSEE'S guests, including, but not limited to, damage to appliances, equipment, and/or personal property provided by LESSOR.

**14.) HOLD HARMLESS:** LESSEE agrees that LESSOR along with LESSOR'S respective heirs and assign ARE NOT RESPONSIBLE for injury, illness, damages, or theft to personal property occurring to LESSEE, LESSEE'S family members, members of their party or their guests while in possession of the rental unit, whether caused by natural disasters, acts of God, or other reasons beyond LESSOR'S control. LESSOR will not accept liability for any inconvenience arising from temporary defects or stoppage in supply of water, gas, electricity or plumbing. The A/C, Heater, Microwave, Stove, Stereo, etc. in the camper are considered items of convenience, and if a malfunction should occur with any of these items, no compensation will be made to LESSEE. If any of these items should malfunction, LESSEE is advised to contact LESSOR immediately. LESSOR is not responsible for any charges related to the non-availability of a rental unit for reasons beyond our control and is only liable for the amount of deposit and/or rental fees paid. LESSEE assumes the risk of injury or other losses relating to any recreational activities and will hold LESSOR harmless with respect thereto. LESSEE hereby agrees to indemnify and hold LESSOR harmless from any and all claims, including those of third parties, arising out of or in any way related to LESSEE'S use of rental unit or optional items provided therein. LESSEE releases LESSOR, LESSOR'S agents and employees from all claims for loss of, or damage to, LESSEE'S personal property or that of any other person, that LESSOR received, handled or stored, or that was left or carried in or on the Vehicle or in any service vehicle or LESSOR'S offices, whether or not the loss or damage was caused by LESSOR'S negligence or was otherwise LESSOR'S responsibility. LESSOR is not responsible for articles left in rental unit. There will be a \$10.00 charge in addition to shipping charges for handling the return of any articles found by housekeeping. Lost & found items will be held for 30 Days, after such time items will be disposed of properly.