

208 RV Park

708 Railroad Street Culdesac ID 83524

Phone: 509-295-3309 or 509-295-1162

Email: 208RVPark@gmail.com

Copy of each applicant's Driver's License is required upon submission of application.

Rental Application/Agreement: Move-in date: _____ Space #: _____

Name: _____ DOB: _____

Phone: _____ Email: _____

Driver License #/State: _____

Employer Name: _____ Emp. Phone #: _____

Two vehicles per site - Make/Model/Color:

1. _____ Vehicle License # /State _____

2. _____ Vehicle License # State _____

Emergency Contact: _____ Phone #: _____

Total Number of Adults: _____ Total Number of Children: _____

RV Information: Check type: Camper _____ Travel Trailer _____ 5th Wheel _____ Motor Home _____

Make/Model/Length: _____

License #/State: _____

Pet: Breed: _____ Name: _____ Color: _____

READ BEFORE SIGNING

Tenant Rules: Tenant agrees as follows:

Rent: Tenant shall pay rent on arrival and then, the first day of the month, to the Landlord at the business office of J Russell Excavation 700 Main St Culdesac ID 83524. Occupancy of 2 people per site. Any additional guest over 18 is \$2 a day. Kids 17 and under are free. A late charge of \$25.00 + \$2.00 a day until rent is paid in full will be assessed if rent is not received on the due date. Checks returned to insufficient fund will be charged a \$45.00 handling fee and future payments must be made by cash, cashier's check or money order for the remainder of the stay.

- a. Monthly rent \$400
- b. Weekly rent \$150
- c. Nightly \$45

Utilities: Tenant shall pay for all services and utilities supplied to the space except water and sewer.

- a) Electric usage is metered and billed monthly and is paid by tenant to landlord on the 1st of each month.
- b) A monthly electrical deposit is required upon arrival and is applied to the electrical bill for the last month of stay.
 - a. Monthly electrical deposit \$100
 - b. Weekly electrical deposit \$50
- c) Tenant agrees to use an electrical surge protector. Park will not be responsible for any damage to unprotected RVs.
- d) Non-heated hoses must be wrapped (to our spec.) with electrical heat tape and insulated from November to March. If needed, instructions are available.

Sublet: Tenant shall not sublet the space or permit the space to be used for any purposes other than a private dwelling solely for the Tenant and registered family members.

Initials _____

Pets: Pets are not allowed without prior approval of the Landlord and may be revoked at any time. Dog, cats, birds and fish as pets are allowed (no reptiles or any other animals). Pets may not be left outside unattended. Please keep them on a leash and ALWAYS scoop their poop. You must have a valid rabies certificate(s) for any pet (s) and be able to provide proof at all times. Pet problems may be grounds for eviction.

Children/Guests: Parents/Guardians are responsible for the conduct of their children and/or visiting children/guests at all times.

Parking: All vehicles must be registered with the office. Please park in only your assigned space. If temporary additional parking is needed, please call us. Vehicle repairs, oil changes, etc. and inoperable or unlicensed vehicles are not allowed. Unauthorized automobiles or recreational vehicles will be towed at the owner's expense.

Quiet time: Quiet hours are from 9pm to 6am. Please be considerate of your neighbors.

Security: We are not responsible for theft or damage to your RV or personal items in the park. Please be sure to secure your belongings, and we require that each resident carry insurance on their RV.

Site Appearance: No clotheslines or additions of decks, porches, patios, dog fence or etc. Unapproved structures will be removed without warning. Children's toys, bikes and minimal other items are allowed on the space as long as they are neatly arranged. Other than approved propane tanks, inflammables are not to be stored under or around RV's. No open flames are allowed. Free standing tents, tarps, freezers and refrigerators are not allowed. Park management is the sole judge as to whether a space has an acceptable appearance.

Surrender of Premises: If Tenant 1) defaults in payment of rent, or 2) is absent from the space for a period of seven (7) consecutive days without notifying management, or 3) violates the rules and obligations of the Park, Landlord may immediately: 1) disconnect all utilities serving the space, 2) enter the space, 3) take possession of any property of Tenant found thereon and return it to Tenant, and 4) cause Tenant's recreational vehicle to be towed from the space. Landlord may dispose of any property unclaimed by Tenant in a commercially reasonable manner.

Tenant Obligation: Tenant agrees as follows:

- a) To properly dispose of all garbage and other organic household waste at reasonable and regular intervals. Trash cannot be stored on the site, but must be taken to the trash containers provided.
- b) Not to intentionally or negligently destroy, deface, damage, impair, or remove any part of the Landlord's property, including facilities, equipment, furnishings or permit any member of the family, invitee, licensee or any other person under his/her/their control to do so.
- c) To repair at Tenant's expense any damage to Landlord's property caused by Tenant's acts or neglect within 48 hours of receipt of written notice from Landlord requiring such repairs, or within a shorter time if made necessary by emergency to maintain and repair all equipment in the space.
- d) To permit the Landlord, access to the space at reasonable times, and with notice, for the purpose of inspections or to make necessary repairs or improvements or to show the space to prospective renters, purchasers or other people reasonable required to be on the space.
- e) To notify the Landlord immediately of any necessary repairs or damage to the space.

Liability Waiver I am the owner/renter of the RV entering the roads and common areas of 208 RV Park in Culdesac ID which are owned by Jenny and Josh Russell and in consideration of the right to enter the RV Park agree as follows: I have received 208 RV Park's rules and obligations and agree to comply with them

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and ensure compliance by all who enter with me. I understand if I do not abide by 208 RV Park's rules and obligations, I will be asked to leave without refund. I agree to pay for any damage done or injury caused in the RV Park including damage done or injury caused by all who enter with me. I agree to, at all times, supervise all children and or pets that I bring into the RV Park and agree that I am personally responsible for any injury or damage to the property of others and/or the RV Park caused by those children and /or pets. I agree to hold 208 RV Park harmless for any damage or injury caused to others caused by myself and anyone entering the RV Park with me including children and that jurisdiction and venue to enforce my agreements set out herein shall be in the courts of NezPerce County, Idaho. In the event suit shall be brought regarding the performance or breach of the Tenant's rules and obligations, then Tenant agrees to pay Landlord's reasonable attorney's fee as authorized by law. I understand the rental requirements and I read and will abide by 208 RV Park's Rental Application/Agreement and their park rules/obligations.

Tenant Signature: _____

Agreed this Date: _____