



OCCUPANT HEREBY AGREES TO THE FOLLOWING TERMS

1. PAYMENT TERMS

Payment in full is due and chargeable 30 days prior to the date of arrival by check or cashiers check, to be accompanied by this signed vacation rental agreement (PDF). Upon arrival date, a \$75.00 cleaning fee is due and payable by check or cashiers check, and a refundable \$250.00 security deposit is due, either by check or cashiers check. There will be a \$50.00 service charge for checks returned for insufficient funds. Prices subject to change without notice.

2. CANCELLATION OR CHANGES

\$250 deposit required to reserve the RV and is applied towards rent. Refund of deposit is allowed for cancellations up to 6 months prior to a July or August reservation date. Refunds for cancellation of all other months only requires 30 day notice. For cancellations received less than 6 months July or August, or less than 30 days for all other months, the deposit may be held on account for future reservations made within one year.

3. ARRIVAL/DEPARTURE

Early check-in times may be allowed if approved in advance by the Owner and campground availability. Occupant agrees to vacate the premises no later than 11:00 AM on the departure date. There is a \$50.00 fee for every hour past 11:00 AM that occupant has not vacated the premises. This fee will be deducted from the deposit.

4. CLEANING

The RVs are inspected, cleaned and sanitized thoroughly between each stay. These services are provided to ensure full comfort to occupants during their stay. Occupant is required to leave the property in the same general condition that it was found in by making sure dishes are done and all garbage is properly bagged and disposed of in trash receptacles in designated campground area. Normal cleaning fee is \$75.00. It includes wipe down and sanitize all surfaces, counters, stove, refrigerator, microwave, shower, toilet, lavatory sink, kitchen sink, dinette tables and chairs. Linens are professionally cleaned. Carpets are vacuumed, floors cleaned, windows and blinds cleaned. However, excessive cleaning; pet hairs, deodorization of odors, smoking, trash removal E.T.C. will be charged at \$75.00 per hr. Black and gray RV tanks are emptied, flushed and new RV chemicals put in. All bathroom are restocked with RV only type toilet paper. We supply 2 rolls; after that occupant is responsible for purchasing RV only type toilet paper (PLEASE!!). Regular household type toilet paper will damage RV holding tank. Thank you.

5. OWNER SUPPLIES

The Rental RV is equipped and set up as a fully furnished rental property, including, but not limited to, a television, DVD player, bedspreads, linens, blankets, pillows and towels, as well as a fully equipped kitchen with coffee maker, toaster, pots and pans, plates, cups, and silverware. Please note there are no linens for bunk beds, and dishes include basic service for 4 to 8 people, depending on RV used. There will be charges against your deposit for replacing these items as damaged or missing.

6. OCCUPANT LIABILITY

Occupant agrees to maintain the property in the same condition in which it was found. Occupant agrees to replace or pay for losses, breakage or damages, should such occur. If damages are in excess of the \$250.00 deposit, Occupant agrees to reimburse Owner for costs to repair or replace items.

7. SLEEPING CAPACITY/DISTURBANCES

All occupants will be required to vacate the premises and forfeit rental costs and deposit for any of the following: A. Occupancy exceeding the sleeping capacity of the RV, B. Using the premises for any illegal activity, C. Causing damage to the premises or to any neighboring properties, D. Any acts which interfere with neighbor's quiet enjoyment and privacy of their property, E. violation of Campground's rules, noise ordinances and quite times.

8. PRIMITIVE CAMPING OR DRY CAMPING (NO HOOKUPS)

Generator available for an extra fee, as available (needed to recharge batteries). Batteries will last approximately 2 days, before needing to be recharged.

9. HOLD HARMLESS

Occupant hereby holds Owner harmless for any loss, damage or personal injury to occupants or their property. Owner will not be held responsible for temporary defects or stoppage of supply of water, gas, electricity, plumbing, and weather conditions, natural disasters, acts of God, or any other issues beyond Owner's control.

10. CHECK IN TIME

Due to the quick turn around of our rentals we try to get your RV parked, set-up and cleaned as early as we can and the campground allows. We can't be responsible for issues beyond our control.

11. DELIVERY AND SET-UP

Includes spotting trailer on site, providing fully charged batteries, and propane. Leveling unit side to side and front to back. Lowering RV jacks for stabilization, hooking up water hose, and turning on, hooking up electrical and resetting breaker panel hooking up sewer hose and opening 2" valve for gray water. Black water 4" valve to remain closed. This is the toilet tank. When tank panel reads full tank needs to be dumped. Usually every 3 to 4 days depending on usage. Hook up cable TV depending on availability at campground. Pop-up canopies, carpet mats, lounge chairs and outside tables are supplied for each RV for your convenience please be respectful when putting away for next renter's to use. In addition water heater on furnace on if needed, air-conditioner on occupant shown proper operating procedures.

14. PETS

Pets are welcome in designated RV's. An extra \$250.00 deposit is required. Please see pet addendum (PDF).

15. ADDITIONAL TERMS AND CONDITIONS

Occupant agrees to limit number of vehicles to campground rules and park in the designated space only. Occupant will not have loud parties in the premises. Occupant will abide by all campground rules and there quiet times.

Additional charges:

Electrical Generator. On all models, there is a \$25.00 a day or a \$125.00 a week charge for utilization of the unit's generator.
RV Delivery and Setup. For each RV rental, there is a \$125 roundtrip minimum delivery and set-up fee within 50 miles of the Carson Valley, and \$250.00 for 50-100 miles from the Carson Valley to your preferred location.

All rates are subject to change without notice.