



RESORT GUIDELINES for RV Rentals

• **NO SMOKING ALLOWED INSIDE UNIT:** Any violation of this policy shall result in the forfeiture of all security deposits. An additional \$500 deposit shall be required if Resident or Resident's guests are found to be smoking inside their unit. Resident(s) shall forfeit their entire deposit.

Initial _____, _____

• **Speed Limit:** 10 MPH Speed Limit. (Violation penalty: \$25) **Initial** _____, _____

• **Private US Mailboxes:** are onsite and available for all guests via the USPS. Deposit required for a key.

• **Payments:** We only accept credit, debit cards, money orders, or cashiers checks.

• **Pets:** Only small lap dogs are welcome inside the rentals on a case by case basis. A \$500 pet deposit (per pet) is required in addition to the \$500 security deposit. The \$500 pet deposit shall be paid in full prior to occupancy. **Initial** _____, _____

• **Early Termination of Long Term Lodging Agreement:** Should you elect to check-out of your RV prior to the end of your term, with or without notifying our manager, any monies previously paid will not be refunded and any outstanding incidental balance will be due at check out. Holdover after 12:00 a.m. on the termination date shall constitute an additional day due. **Initial** _____, _____

• **Renewal of Long Term Lodging Agreement:** Your Long Term Lodging Agreement will automatically renew at the end of the designated term.

• **Electricity:** Electricity is provided by Leisure Lane RV Resort, Resident shall reimburse Leisure Lane RV Resort within 3 days of meter reading and/or billing statement at the rate of \$0.13/per Kilowatt.

Initial _____, _____

• **Trash:** You may dispose of your trash in the large garbage bin provided by the park. Only PLANTS, BICYCLES, FOLDING CHAIRS, & BARBEQUE PITS may be stored outdoors. A \$25.00 fee will be charged to your account for EACH violation. **Initial** _____, _____

• **Additional Residents:** All Residents residing in your RV must be registered with the manager. Residents in excess of two persons must pay \$10 / week per additional per person. **Initial** _____, _____

• **VACATES:** Resident(s) agree to vacate the premises and remove all personal belongings immediately for nonpayment of all lodging fees or termination of Agreement according to Lodging Agreement. Leisure Lane RV Resort may terminate Agreement at Leisure Lane's discretion.

Initial _____, _____

• **Late Fees:** \$10 per diem late fees shall accrue beginning the first day after payment is due. **Initial** _____, _____

• **Deposits:** All \$100 weekly deposit payments shall be applied to the deposit prior to the weekly lodging fee, late fees, or any other payments due. The minimum payment is \$100 per week and shall be paid in consecutive weeks. All pet deposits shall be paid in full prior to occupancy. If the \$100 weekly deposit payment is not paid on time along with the lodging fee and any other fees outstanding, the Resident(s) shall be in default and subject to eviction. All deposits shall be satisfied within 5 weeks of occupancy.

Initial _____, _____

Deposit **\$500**

Weekly amount \$_____

Date of Move-in _____ Date of move-out _____

Name of applicant _____ dob _____ ss# _____

Name of co-applicant _____ dob _____ ss# _____

Relationship to applicant _____

Name, ages, relationship & SS of all persons to be residing with the applicant(s):

Name _____ dob _____ relationship _____ ss# _____

Name _____ dob _____ relationship _____ ss# _____

Name _____ dob _____ relationship _____ ss# _____

Current Address: _____

Previous Address: _____

Applicant's DL ID# _____ State _____ Phone _____

Co-Applicant DL ID# _____ State _____ Phone _____

Applicant's Employer: _____ How long: _____ Phone _____

Salary _____ Supervisor's name _____ Supervisor's phone _____

Co-Applicant's Employer: _____ How long: _____ Phone _____

Salary _____ Supervisor's name _____ Supervisor's phone _____

Emergency contact name _____ Phone _____

Emergency contact name _____ Phone _____

List all vehicles:

YEAR MAKE MODEL LICENSE PLATE#

YEAR MAKE MODEL LICENSE PLATE#

List anyone you know living in our mobile home park _____

REIMBURSEMENT FOR SERVICES: If any services discontinue for any reason Leisure Lane RV Resort shall not be responsible, liable or required to reimburse Resident(s) for any reason.

YARDS: All RVs, additions to RVs, skirting, stairs, porches or other exterior items must be attractive, well maintained, and clean they must blend with the color scheme of the home. The complete exterior of each RV and other exterior items or additions must be kept clean and in good repair. No Resident(s) provided storage building or structure shall be permitted. Management's written approval must be obtained before making any modifications to exterior or interior of your RV. Nothing is to be stored outside your home.

TRASH: There is a dumpster provided at the front of the park for HOUSEHOLD TRASH ONLY.

FIRE / GRILLING: All outdoor grilling must be performed safely in a grill that contains the fire sufficient to prevent sparks or flames from spreading outside the confines of the grill itself. Precautions must be taken so as not to injure yourself and / or those around you. Any reckless or careless behavior shall not be tolerated at any time, especially when operating or cooking with a grill. **No campfires or fire pits are allowed.**

PETS: NO PETS ALLOWED EXCEPT FOR ONE SMALL LAP DOG. WE DO NOT ALLOW PITBULLS, ROTTWEILER, DOBERMAN, AND / OR ANY DOG WITH A PREVIOUS HISTORY OF BITING AND/OR ANY AGGRESSIVE BREEDS. A PET AGREEMENT MUST BE SIGNED AND A PET DEPOSIT PAID IN ADDITION TO THE REGULAR SECURITY DEPOSIT AND SHALL BE PAID IN FULL PRIOR TO OCCUPANCY.

CHILDREN: All minor children must be supervised and not left alone. You are responsible for any and all damages caused your children. There is a TEN-O'CLOCK curfew for all minors within the park.

OCCUPANCY: No one may occupy or even stay the night that is not named on your Lodging Application and/or Lodging Agreement. If notification is not given to the office in writing and approved, there will be a \$10.00 per person charge per day added to your lodging payment due. The interpretation regarding who is occupying or not occupying the home shall be at the Residence RV's sole discretion.

VEHICLES: NO MAJOR MECHANIC WORK IS TO BE DONE ON PROPERTY. Minor repairs are ok as long as they are completed the same day they are started. Please clean up your mess as soon as you are done. No motorcycles, minibikes, go-karts, or three-wheelers are allowed in the park. The speed limit is FIVE (5) miles per hour. Parking areas are provided; so keep **OFF THE GRASS** or your vehicle will be towed at your own expense. All vehicles must have up to date tags and inspection. All non-running vehicles will be towed off at your own expense. Only one vehicle is allowed per household unless approved by management. All vehicles must be equipped with proper mufflers to prevent loud exhaust noise. No other vehicles may be stored on the property without prior written approval from the Leisure Lane RV Resort.

SEWER: IMPROPER HANDLING OR THE DISPOSAL OF IMPROPER ITEMS INTO THE SEWER DRAINS SHALL BE ABSOLUTELY AVOIDED. ANY FOREIGN ITEM; I.E. SANITARY NAPKINS, CLOTH WIPES, PAPER WIPES, BABY WIPES, TOYS, ETC. SHALL BE AUTOMATIALLY CHARGED A MINIMUM \$500 FEE. OUR SEWER SYSTEMS WILL BE PERIODICALLY CHECK TO DETERMINE WHICH UNIT, IF ANY, ARE NOT DISPOSING OF THESE ITEMS PROPERLY. ALL WATER LINES BROKEN BY GUEST OR THEIR VISITORS WILL BE CHARGED TO THAT GUEST. Resident(s) should be especially concerned about leaky faucets and running toilets as this condition will rapidly overload our septic fields. Please report these maintenance items to the Manager immediately for resolution.

NOISE: All sound and video equipment must be operated at a level which does not transmit beyond the Resident(s) space or, if from vehicles, beyond the vehicle.

REPAIRS: We do not have a 24-hour maintenance man. Repairs are done in order of urgency, so please be patient. We do NOT exterminate for roaches, ant, fleas, etc. Routine maintenance will be provided on Leisure Lane RV Resort owned RVs, therefore, our designated maintenance technician shall have access to your RV without prior notification to perform any necessary maintenance or inspection. If we have to repair your HVAC and it is damaged because of improper care (i.e. no filter or improperly

installed filter), you will be charged for the full repair. We provide your appliances, but we cannot guaranty them. You will be responsible for cleaning the filter. We will not be held responsible or liable for any loss of food.

Clotheslines or drying of laundry, towels, rugs or any other item are not permitted outside of homes.

No subletting allowed.

Resident(s) shall promptly reimburse Leisure Lane RV Resort for any loss, property damage or costs of repairs caused to Resident(s) space or other property within the community caused by the improper use or action of the Resident(s) or their visitor(s).

Resident(s) and their visitor(s) enter into and reside on premises at their own risk. Leisure Lane RV Resort shall not be responsible for any damages or losses to property from any cause whatsoever. Resident(s) are encouraged to carry insurance covering losses or damage to their own personal belongings.

Leisure Lane RV Resort, including our assignees, agents, employees, officers, directors, shareholders, parent companies, subsidiaries, affiliates, predecessors and successors, are not responsible for loss of personal property caused by fire or theft, or any injury to anyone while on this property. The Resident(s) is responsible for his/her family and all visitor's safety and well being or any and all happenings while on this property or any adjacent properties. Resident(s) and Resident(s) visitors shall not be allowed to trespass on any neighboring properties. If Resident(s) or Resident(s)' visitors choose to engage in this behavior they herewith shall assume all responsibility and liability for such actions.

A NOTICE TO VACATE WILL BE SERVED IMMEDIATELY FOR THE FOLLOWING:

1. Exceeding the designed speed limit for the mobile home park.
2. Playing music, TV, or musical instruments where it can be heard outside your home after 10PM.
3. Loud parties or consuming alcohol outside.
4. Fighting or arguing.
5. Letting prior evicted Resident(s) move into your RV. A \$10 fee per person per day will be charged for violating this rule.
6. If law enforcement has to be called to your house more than once.
7. Non-payment of rent
8. If you and your children are caught tampering with the mail. This is a FEDERAL OFFENSE.
9. Improperly and/or not disposing of trash
10. If you or your children are caught vandalizing our park, RVs (occupied or vacant), buildings or vehicles, etc.
11. Deliberate disregard for park rules and regulations and/or disrespect to any park staff.

The attached application is made a part of the Lodging Agreement. Violations or non-compliance with the rules, regulations and/or terms of this agreement shall, at the option of Leisure Lane RV Resort, result in the termination, forfeiture of any deposits and acceleration of any amounts due from Resident(s) to Leisure Lane RV Resort. In the event of termination of this agreement, Resident(s) agrees to promptly and peacefully vacate the premises and pay all amounts due under this agreement. Any lodging paid for in advance shall be forfeited.

Providing false information in this application is grounds for rejection of this application and retention of any application fee(s) as liquidated damages for Leisure Lane RV Resort expenses for processing this

application. A NONREFUNDABLE application fee in the amount of \$35.00 is hereby tendered by Applicant to Leisure Lane RV Resort. The undersigned represents that the above statement are true and complete and hereby authorizes verification of said information. APPLICANT HEREBY AUTHORIZES Leisure Lane RV Resort TO OBTAIN A COPY OF APPLICANT'S CREDIT REPORT, VERIFY APPLICANTS RENTAL AND EMPLOYMENT HISTORY, AND OBTAIN ANY OTHER INFORMATION RELATED TO THIS APPLICATION.

I hereby authorized to release any information required by Leisure Lane RV Resort and/or its assigns, to complete the processing of a background check. The background information may include civil, and/or criminal charges that have been filed, and any convictions I may have.

A fax, photographic or carbon copy of this authorization (being a photographic or carbon copy of the signature(s) of the undersigned) may be deemed to be the equivalent of the original and may be used as authorization to conduct this search. Leisure Lane RV Resort reserves the right to refuse lodging to anyone we choose concerning the findings of this search.

RESIDENT(S) UNDERSTAND THAT THIS IS A BINDING LEGAL DOCUMENT. By signing below I/we authorize Leisure Lane RV Resort to obtain a background check on all applicants and resident(s).

ALL APPLICANTS, CO-APPLICANTS MUST READ AND SIGN

1) _____ DATE _____
2) _____ DATE _____

AGREEMENT FOR APPLICATION DEPOSIT TO HOLD PROPERTY

Applicant hereby tenders an Application Deposit to Leisure Lane RV Resort in the amount of \$_____ in consideration for Leisure Lane RV Resort removing the RV (described in Application above) from the market until such time as Leisure Lane RV Resort approves or refuses to approve Applicant as a Resident(s).

If approved, Applicant shall sign a lodging agreement with Leisure Lane RV Resort to commence on _____ (date) and end on _____ (date), for the lodging fee in the amount of \$_____, and a security deposit in amount of \$500.

The Application Deposit shall be: (a) credited to the security deposit in the Lodging Agreement if Leisure Lane RV Resort approves the Applicant as a Resident(s); or (b) refunded if Leisure Lane RV Resort does not approve Applicant as a Resident(s).

If Applicant fails to sign a Lodging Agreement with Leisure Lane RV Resort within three (3) days after receiving notice that Leisure Lane RV Resort approved Applicant as a Resident(s), **Leisure Lane RV Resort may retain the Application Deposit as liquidated damages for Leisure Lane RV Resort's forbearance in leasing the property to any other applicant and shall have no further obligation to Applicant.** Leisure Lane RV Resort shall approve or refuse to approve Applicant within seven (7) days from the date this Agreement is signed by a Leisure Lane RV Resort Representative. Applicant shall be responsible for contacting Leisure Lane RV Resort's representative to determine if approval has been obtained. Leisure Lane RV Resort expressly reserves the right to refuse to enter into a Lodging Agreement and terminate this Agreement if Leisure Lane RV Resort does not approve Applicant as a Resident(s).

Agreed this day by:

Signature of Applicant

Date

Signature of Co-Applicant

Date

Leisure Lane RV Resort Representative

Date