

OKIE CAMPER RENTALS RENTAL AGREEMENT

This Contract, executed day of check-in as identified on reservation confirmation between and Brent and Cassandra Reinecker (Okie Camper Rentals), hereinafter called "LESSOR", and named individual(s) listed on reservation confirmation, hereinafter called "LESSEE". LESSOR does hereby agree to rent unto LESSEE a 32' Bunkhouse Travel Trailer which has a Maximum Allowed Occupancy of 6 persons. The rental unit will be located in Campground and Campsite identified in campsite reservation confirmation supplied by Lessee, which has been reserved & paid for by LESSEE, and is not to be moved under any circumstances without first obtaining written permission from LESSOR. This lease will begin at 6:00pm on day of check-in as identified on reservation confirmation and end at 12pm noon on day of departure as identified on reservation confirmation.

A Security Deposit in the amount of \$500.00 will be held beginning the day before arrival and voided within 3 days of departure. (Cardholder acknowledges a pre-authorization hold may be placed on the above card for a security deposit, the pre-authorization hold will be released upon completion of above rental agreement, and cardholder will not be charged unless lessee's party has caused damage to the rental unit while it is in lessee's possession.)

Rental reservations are not valid until LESSOR receives the reservation deposit & approves reservation.

By booking this rental unit LESSEE agrees to abide by the terms of this rental agreement upon approval of reservation by LESSOR.

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.

NO SMOKING – NO ANIMALS – NO SLIDE/AWNING ADJUSTMENT – NO EXCEPTIONS

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.

2..) **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.

3.) **MAXIMUM ALLOWED OCCUPANCY:** maximum allowed occupancy stated on this contract is not to be exceeded without written permission of LESSOR.

4.) **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 interfere with neighbors' right to quiet enjoyment of their property, including loud music.

5.) **NO PETS OR SMOKING:** No smoking or pets 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 \$200.00 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.

6.) **CHECK IN TIME:** check in time on the day the lease begins is subject to campsite and camper availability, but as a rule will be within 1 hour of campsite check-in time. The camper will be delivered to the reserved campsite and ready for occupancy as early in the day as possible, but will be available no later than 1 hour after campsite check-in time. Camper WILL NOT be delivered 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. A code to the key lock box will be sent to the Lessee upon delivery of camper.

7.) **CHECK OUT TIME:** checkout time on the day the lease ends is 12:00pm. Prior approval for late departure is required and an additional fee of \$25/hour will be charged. Camper must be completely cleaned and vacated at check out time. Keys are to be replaced and locked in the lock box. There will be no refunds or partial refunds of rental fees paid for early check out.

8.) **RENTAL EXTENSION:** A rental extension is only an option 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.

9.) **RESERVATIONS:** A deposit of 50% of the total rental fee is due at booking. The remaining balance is due within 14 days of reservation check in date. **CAMPSITE RESERVATIONS will be required prior to receiving camper reservation confirmation.** Confirmation of camper reservation will not be given until deposit funds are verified. RESERVATION DEPOSITS ARE NON-REFUNDABLE.

10.) **CHANGES TO RESERVATION DATES:** Changes to reservations dates are allowed up to 14 days before check-in date. A second change to reservation dates will be charged \$50.00. No more than 2 changes will be accepted. No refunds given for dates 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.

11.) **CANCELLATIONS:** Reservation cancellations will result in forfeiture of the 50% deposit paid at booking. Cancellations made within 30 days of check in date will be charged a cancellation fee equal to 50% of the reservation fee. No refunds will be given 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.

12.) **A \$500 SECURITY DEPOSIT** will be charged 1 day prior to arrival date. 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. The Camper must be cleaned in accordance with the departure checklist and be in an overall clean condition. If additional cleaning is required by Lessor, there may be up to a \$100 cleaning charge added to LESSEE'S credit card or deducted from the security deposit. If there is no damage other than that noted at check-in, no items missing, and no cleaning that needs to be done, the original security deposit will be returned to LESSEE within 3 days of check out. 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.

13.) **RENTAL FEE:** rental fee is to be paid in full 14 days prior to check-in. PAYMENTS ARE NON-REFUNDABLE.

14.) **SLIDE & AWNING:** If evidence that the slide and/or awning was moved is found, without prior written permission from LESSOR, LESSOR reserves the right to charge LESSEE up to \$300.00 for failure to abide by rental agreement.

15.) **Extra Dumping of Waste Tank:** If extra dumping of tank is required during stay, a \$100 dumping fee will be charged to the LESSEE's card or deducted from the security deposit.

16.) **Add-Ons:** Any damage to add-ons purchased for your stay will result in a charge equal to the replacement price of the Add-on being plus 10% charged to the LESSEE's card or deducted from the security deposit.

17.) **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.

18.) **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 7 Days, after such time items will be disposed of properly

