

**BUSINESS NAME****RENTAL APPLICATION FOR RV SPACE**

NAME: \_\_\_\_\_ 2ND PERSON NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ 2ND DATE OF BIRTH: \_\_\_\_\_

SOCIAL SECURITY #: \_\_\_\_\_ 2ND SOCIAL SECURITY #: \_\_\_\_\_

DRIVER'S LICENSE#: \_\_\_\_\_ 2ND DRIVER'S LICENSE #: \_\_\_\_\_

NAMES &amp; AGES OF CHILDREN WHO WILL BE LIVING WITH YOU: \_\_\_\_\_

DESCRIBE PETS: \_\_\_\_\_

YEAR AND MAKE OF VEHICLE #1: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

YEAR AND MAKE OF VEHICLE #2: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

EMERGENCY CONTACT, NAME &amp; PHONE #: \_\_\_\_\_

YOUR HOME ADDRESS: \_\_\_\_\_  
STREET CITY STATE ZIP

HOME PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

YOUR EMPLOYER: \_\_\_\_\_ PHONE: \_\_\_\_\_

SIZE AND MODEL OF YOUR RV \_\_\_\_\_

APPROXIMATE LENGTH OF YOUR STAY AT THE SUNDOWNER: \_\_\_\_\_

**HAVE YOU:**

EVER BEEN ARRESTED? \_\_\_\_\_ IF YES, PLEASE EXPLAIN \_\_\_\_\_

EVER FAILED TO PAY YOUR RENT? \_\_\_\_\_ IF YES, PLEASE EXPLAIN \_\_\_\_\_

We, the undersigned, give our permission for a check on the information provided above. We also give permission for a background investigation by this landlord or his/her agent; and grant permission for periodic future updates on our background information. We understand that a criminal record, poor rental history, or any misrepresentation will cause denial of this application and we will be required to move off the property.

\_\_\_\_\_  
MANAGEMENT DATE\_\_\_\_\_  
SIGNATURE DATE\_\_\_\_\_  
SIGNATURE DATE

**BUSINESS NAME****RV SPACE RENTAL AGREEMENT**

This is a legally binding agreement - read it carefully before signing

**(BUSINESS NAME)**, (hereinafter referred to as "LESSOR"), agrees to rent to \_\_\_\_\_ (hereinafter "LESSEE"), and LESSEE, jointly and severally agrees to rent from LESSOR the premises located at **(COMPLETE ADDRESS)**, Space # \_\_\_\_\_.

1. **TERM and PAYMENT:** This agreement shall take effect on \_\_\_\_\_, and continue: \_\_\_\_\_ on a month-to-month basis at a rate of \$ \_\_\_\_\_ per month, payable in advance on the 1st of each month. \_\_\_\_\_ Number of persons occupying RV.

**DEPOSIT:** A deposit of \$ \_\_\_\_\_ is required to cover utility usage above the allowed amounts. **An additional \$100 deposit is required if resident wishes to use electric heat. Upon vacating, LESSOR will deduct final utility overage and mail any remaining balance to LESSEE at address provided by LESSEE. (CHANGE FOR YOUR PURPOSES).**

**ELEC HEAT DEPOSIT \$ \_\_\_\_\_**

LESSEE is responsible for payment of all rents due during the term of this agreement. \$10 per day is added to the rent for every day the rent is late. Rent must be paid with a check or money order at **(PAYMENT LOCATION), OFFICE. Cash is not kept on the premises. For your convenience, a rent payment slot is provided in the office door.** A \$50 service charge will be applied to all LESSEE'S checks returned by the bank for any reason whatsoever. In addition, a late fee will apply until the rent is paid with good funds. If LESSEE has one returned check, rent will be paid with a money order for the duration of the residency. Changes to the above rental amount may occur upon proper notice to LESSEE from LESSOR (30 days for monthly).

2. **OCCUPANTS:** Space will not be occupied by anyone other than those persons listed on the application. No renting of an RV is permitted. Anyone who moves into LESSEE'S space must complete the application process and be approved by LESSOR. LESSEE must notify LESSOR if guests will be staying with LESSEE. Additional rent will be charged at the rate of \$50 per month.

Children are expected to follow all regulations and parents will be accountable for children's actions. Children are not allowed to climb on walls, fences, or trees. Babysitting by a resident is not permitted. Visiting children must abide by all regulations.

3. **PETS:** No pets or animals of any kind may be kept on or visit the premises, except: \_\_\_\_\_. **Any resident who wishes to acquire an animal must have prior approval from the management. All pet owners must sign and abide by (BUSINESS NAME) Pet Regulations which are attached to this Agreement if applicable.**

4. **USE:** The premises are rented for residential use only. LESSEE shall not violate any governmental law in the use of the premises, commit waste or nuisance, annoy, molest, or interfere with any other resident, or cause or allow any noise or activity on the premises or its common areas which might disturb the peace and quiet of other residents. **Loud music and parties are not permitted on the property. Car stereos with amplifiers or thumping bass speakers must be turned off at the property entrance. Fireworks and firearms may not be discharged on the property.**

LESSEE will keep that part of the premises he occupies and uses clean and safe. Spaces must be free of debris. Any items to be stored should be put out of sight under or behind RV.

Personal property on premises shall be at the risk of LESSEE. LESSEE should provide adequate insurance coverage. LESSEE agrees that LESSOR is not liable for any cause.

LESSEE is not required to skirt RV; however, if LESSEE chooses to skirt RV, skirting must be approved by LESSOR and be the correct skirting available as an accessory to RV or be comparable material to skirting used for mobile homes located on the property.

Speed limit on the property is 5 mph. No motorcycles are allowed unless approved by management. No storage of boats, utility trailers, etc. allowed in the space.

5. **UTILITIES:** In spaces with all utilities paid, LESSEES have the following allowances: **\$85 for electricity and \$50 for water, sewer and sanitation. Charges which exceed these amounts will be billed to LESSEE. LESSEE agrees to pay any amount that exceeds allowance for specified utilities.**

**ELECTRIC HEATERS ARE NOT PERMITTED UNLESS LESSEE HAS PAID THE DEPOSIT FOR AN ELECTRIC HEATER. ELECTRICITY WILL BE DISCONNECTED TO ANY RV USING AN UNAUTHORIZED ELECTRIC HEATER.**

Problems with utilities must be reported to LESSOR. LESSOR WILL NOT PAY BILLS TO REPAIRMEN CALLED OUT BY LESSEE. Exceptions are emergencies such as water rupture which results in flooding or sewer back-up. If LESSEE cannot reach LESSOR, LESSEE may call a repairman and LESSOR will pay for repairs if it is determined that LESSOR is responsible.

LESSEE must apply a heat tape to RV water line during freezing season. The riser and faucet must be wrapped with heat tape. Unwrapped risers and/or faucets that freeze and break will be repaired at LESSEE'S expense. LESSOR is not responsible for thawing frozen lines to LESSEE'S RV.



6. **PARKING:** Parking spaces are to be used exclusively for parking of LESSEE'S passenger automobiles. Said spaces shall not be used for the washing, painting, or repair of vehicles. Non-running or unlicensed vehicles are not permitted. Vehicles in obvious need of body repair or paint are not permitted. LESSEE is responsible for oil leaks and other vehicle discharges and for any cleaning thereof deemed necessary by LESSOR. Parking must not block streets or other spaces. **VIOLATORS WILL BE TOWED AT LESSEE'S EXPENSE.**

7. **CONDITION OF PREMISES:** LESSEE agrees that he has inspected the premises and has found them to be in satisfactory condition. All utilities are operative. LESSEE agrees to maintain the premises in good order and condition, and to immediately pay for any damage caused by LESSEE or his guests. LESSEE will be charged for:

A. Damage to fences, landscaping, trees, or utilities.

B. Sewer repairs due to LESSEE flushing anything too large down the drain.

LESSEE is required to maintain his RV in accordance with LESSOR'S standards. Failure to do so will result in LESSEE'S eviction from premises.

8. **ALTERATIONS AND IMPROVEMENTS:** LESSEE agrees not to make any alteration of, or make or add any improvement of any kind to the premises without LESSOR'S written consent. Examples: storage buildings, patio, carport, awnings, clotheslines, fencing, etc.

9. **VACATING:** LESSEE is required to give one day's notice of intention to vacate the premises. Upon vacating, LESSEE will return space in as clean a condition as when residency began. Failure to do so will result in charges being assessed for cleaning and/or repairs.

RVs moving before the end of the rental period will have rent calculated per week or per day, whichever is most favorable to LESSEE. Weekly and daily rates are available at the office.

10. **NON-COMPLIANCE:** Non-compliance with this Rental Agreement will result in eviction of LESSEE. All utilities will be disconnected to RV where rent is delinquent or where LESSEE has been evicted.

11. **NOTICES:** All notices to LESSEE shall be served at the premises specified in this Rental Agreement, and all notices to LESSOR shall be served at (ADDRESS) OFFICE.

12. **LIABILITY:** The undersigned LESSEES, whether or not in actual possession of the premises, are jointly and severally liable for all rent incurred during the term of this Agreement, and for all damages to the premises caused or permitted by LESSEES or their guests.

13. **TELEPHONE NUMBERS:** LESSOR'S office number is (###-###-####). Emergency number (IF ANY).

14. The zoning for the property is Commercial. The owners of the property are (OWNER'S NAMES). Their mailing address is (COMPLETE ADDRESS-USE BUSINESS ADDRESS RATHER THAN RESIDENCE). LESSEE has the right to request alternative dispute resolution except disputes over nonpayment of rent or utility charges or in the case of public safety emergencies. (THIS SECTION IS REQUIRED BY OUR STATE LANDLORD/TENANT ACT).

Executed on the day, month, and year first above written.

LESSOR \_\_\_\_\_ DATE \_\_\_\_\_

LESSEE \_\_\_\_\_ DATE \_\_\_\_\_

LESSEE \_\_\_\_\_ DATE \_\_\_\_\_

LESSEE \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_**DEPOSIT**

\_\_\_\_\_**ELECTRIC HEAT DEPOSIT**

\_\_\_\_\_**1ST MONTH'S RENT**

\_\_\_\_\_**TOTAL PAID BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

**RENT WILL BE DUE AGAIN** \_\_\_\_\_ **WITH A CREDIT FOR** \_\_\_\_\_.

**BUSINESS NAME**

**PET REGULATIONS**

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**ANY PET LIVING ON THE PROPERTY WILL BE SUBJECT TO THE FOLLOWING REGULATIONS:**

1. Only one small house pet per home will be allowed. Type and size of pet must be approved by the management.
2. All pets are to be kept in the house at all times except for brief exercise and bathroom breaks. Pets should not be outside without their owner present.
3. All pets who are outside must be on a leash. This is a city ordinance.
4. Owners are responsible for cleaning up and disposing of pet waste immediately. Waste must be put into plastic bags and disposed of in the dumpster.
5. Owners are responsible for any pet damage.
6. Pets who annoy other residents will not be tolerated.
7. This is the only pet area in the park. Please walk your pet only in this area.

These regulations will be strictly enforced and failure to comply will result in eviction of the pet.

We thank you for your cooperation.

\_\_\_\_\_  
MANAGER                      DATE

\_\_\_\_\_  
RESIDENT                      DATE

\_\_\_\_\_  
RESIDENT                      DATE