



Contents

[EMERGENCY CONTACTS 2](#_Toc52507757)

[Oasis of the Dream’s Specs 2](#_Toc52507758)

[Driving with a Travel Trailer 2](#_Toc52507759)

[Securing the Trailer on Your Site 3](#_Toc52507760)

[Hookups 3](#_Toc52507761)

[Electricity 3](#_Toc52507762)

[Water 3](#_Toc52507763)

[Sewer 4](#_Toc52507764)

[Full-Service Campsite 4](#_Toc52507765)

[Black and Gray water Dumping 4](#_Toc52507766)

[Propane 5](#_Toc52507767)

[Refrigerator 5](#_Toc52507768)

[Furnace & AC 5](#_Toc52507769)

[Hot Water Heater 6](#_Toc52507770)

[Gas Cook Top/Gas Oven 6](#_Toc52507771)

[Microwave 6](#_Toc52507772)

[Lights 7](#_Toc52507773)

[Control Panel/Fuse Panel 7](#_Toc52507774)

[Toilet 7](#_Toc52507775)

[Camping Accessories 7](#_Toc52507776)

[Packing Up 8](#_Toc52507777)

[Return Cleaning Checklist 8](#_Toc52507778)

[Owner Provided Provisions 9](#_Toc52507779)

[Return Time 10](#_Toc52507780)

[FEES ADDENDUM 11](#_Toc52507781)

# EMERGENCY CONTACTS

IN CASE OF EMERGENCY DIAL 9-1-1

OWNERS: Janelle 850-376-4720 & Jamarius 850-346-2754

OUTDOORSY SUPPORT: 1-877-723-7232

ROADSIDE ASSISTANCE: 1-888-213-9792 (US ONLY) Have your membership ID number ready, as well as your vehicle information and current location (including any mile marker, highway number, city, street, nearest intersection or landmark). Once membership is verified, a customer service representative will dispatch services to accommodate your needs.

# Oasis of the Dream’s Specs

**2021 Forest River East to West Della Terra 271BH**

Unloaded Vehicle Weight 6835 (lbs) Dry Hitch Weight 785 (lbs)

Hitch 2-5/16” ball with 7 pin plug Gross Vehicle Weight Rating 9586 (lbs)

Cargo Carrying Capacity 2750 (lbs) Electrical Service 50 (amps)

Exterior Length 34’4” Exterior Width 96”

Exterior Height with AC 11’0” Awning Size 15’

Fresh Water Capacity 55 gallons Gas Water Heater gallons Gas Furnace

Gray Waste Tank 60 gallons Black Waste Tank 30 gallons Gas/Electric Fridge

# Driving with a Travel Trailer

Do not exceed the posted speed limit. Relax, take your time, you are on vacation! Give yourself plenty of time and space when stopping, never slam on the brakes and remember, you need extra room when turning a trailer when making right turns. Give yourself plenty of room when pulling up to and away from gas pumps and the gas station.

Be aware of trailer sway. A few factors can cause the trailer to sway and fishtail –excessive speed, cross winds, draft from passing tractor trailers, and an unbalanced load inside the trailer (i.e. don’t pack all your gear on one side). The best way to correct trailer sway is to avoid it in the first place - avoid travel during heavy crosswind weather and be aware of large trucks coming up from the rear to counter-steer their bow wave drafts. If your trailer starts to sway on the road, reduce speed immediately by letting off the gas not slamming on brakes.

Applying the tow vehicle brakes will generally make the sway worse. Lift your foot from the accelerator but don’t step on the brake pedal unless you’re in danger of hitting something.

The trailer is not to be driven on any unpaved roads except those in licensed RV parks and campgrounds or maintained municipal roads. DO NOT drive on unmaintained roads, logging roads, forest service roads, beaches, fields etc.

# Securing the Trailer on Your Site

Position the trailer in a flat location so that the utility hookups are easily reachable (pull in so that the hook ups are located facing the backside of the trailer – opposite side of door - close enough that the hoses and cords can reach the hookups).

The camper is leveled by raising and lower the jack at the front of the trailer and/or adding blocks under the wheels (drive up on) when necessary. There is a leveler on the front and side of the trailer to assist.

When the trailer is in the preferred location:

* Put the orange chocks under the wheels – this will prevent the trailer from accidently moving
* Disconnect cotter pins, electric cable, safety brake cable, tow chains
* Unlock hitch (replace the cotter pins and lock so they are not lost)
* Place blocks under the jack foot
* Disconnect the trailer from the vehicle by raising the jack until it clears the ball hitch
* Move vehicle forward

Wind down the four stabilizer jacks with the stabilizer jack crank located in the storage compartment. Use one orange leveler block with a flat piece of wood under each stabilizer jack to provide a flat surface. When adjusted, the stabilizer jacks should be in the shape of a diamond, and just resting on the blocks for stabilizing only.

Warning: The stabilizer jacks are NOT designed to level or elevate the trailer. Rule of Thumb: stabilizer jacks are FIRST TO GO UP when taking down, and LAST TO GO DOWN when setting up.

You will get 2 keys for the camper: 2 (Purple) keys that locks/unlocks front door and 1 key that locks/unlocks storage compartments.

# Hookups

## Electricity

* The battery ALONE will only power the lights, radio and CO2 Detector
* The electrical plug is 50 AMPS. Pull 50 amp plug from trailer and plug into provided 50 amp electrical hookup outlet. Ensure plug is clean and fully inserted or it could melt.
* If the provided hookup outlet is for 15-amp power (i.e. looks like a normal household outlet) use the adapter provided. There is also a 30 amp adaptor should that be needed.

## Water

* Connect the provided white hose to the campsite spigot.
	+ Connect the hose to the CITY WATER CONNECTOR on the trailer.
	+ Warning: Gold elbow and water pressure adapter MUST be on the hose.
		- * Failure to use the adaptor could lead to extensive damage to the water lines in the camper (too much water pressure)
* Turn on a faucet in the trailer to bleed air from the lines.

If you do not have water hookups on your campsite, you will need to have the freshwater tank filled. We can do that for you before you leave or you can do that yourself at the campsite.

When not connected to city water supply, turn on the switch for the water pump on the control panel (water/pump) located on the control panel when you require water.

Turn the water pump switch off when running water is no longer required. Do not run the pump on an empty tank.

The freshwater tank capacity is 55 gallons, the gray water tank (wastewater from sinks and shower) capacity is 60 gallons.

* Warning: Please be mindful that the gray water tank will need to be emptied (at a designated pump out station) regularly (every few days if in regular use). Do not let tank get too full as it will back up into the sinks and shower.
* You can see how full the tanks are by pushing the button on the control pane which the light will identify either “E” (empty), “1/3” (one-third full), “2/3” (two-thirds full) or “F” (full).
* Water runs at about 3 gallons per minute and your gray tank can fill rather quickly. Conserve water– use the shut off valve on the shower head, use the outdoor hand wash station, plan how you brush your teeth and wash dishes etc.

## Sewer

### Full-Service Campsite

If you are at a full-service camp site, connect the sewage discharge hose (stored in the back bumper) to the trailer and the site sewer connection. There is a handled adapter and rubber gloves (located in back storage area in plastic bags) to connect tube and insert into site sewer connection. Do not leave the black or gray valve open – only pull the levers as the tanks fill.

If the valve is left open, liquids (pee) run to the sewer and solids (poo) will form a pyramid that is very difficult to remove from the tank. Sewer gasses can also enter the camper through the gray and black tanks. It is advisable to open the tanks when they are half or three quarters full. Open the black first, and the gray second. This helps “rinse” your sewage discharge hose a little better while it is in use.

### Black and Gray water Dumping

The black lever and the gray lever stay closed (pushed in) at all times until ready to dump. It is ILLEGAL to discharge either tank on the ground. Renter is responsible for any tickets/fines incurred from illegal dumping or failure to properly secure the tanks with closed levers.

Pull up to the dump site and align the camper valve as close to the dump station as possible. The hose is 20 ft long. Remove the hose located in the bumper and attach the elbow (back compartment) to the hose.

Attach the hose securely to the black tank valve (test it – once you open the lever, if the sewage knocks the hose off – you will have a mess!) and place the elbow end into the dump station valve.

IMPORTANT:

1. Dump the black tank first by pulling out the lever.
2. When tank is empty by control panel notification, push lever in to close the tank.
	1. Sometimes, debris such as toilet paper can cause the tank to read improperly. It can be helpful to empty a gallon of water into the toilet bowl and flush it all at once to ensure the tank is running clear and empty.
	2. Depending on the elevation of the sewage hose, you may need to lift the hose in parts to ensure the hose is empty before removing it from the black tank valve.
3. Pull the gray tank lever until tank is empty. Be sure to push the lever back in to close the tank. Emptying the gray water tank SECOND will help clean the sewage discharge hose.
4. Use the water hose provided at the dump station (NEVER attach the WHITE hose to a dump station water spigot) to rinse the camper’s sewage hose and place it back into the bumper.
	1. Remove the elbow and place it back in the back in the storage compartment.

Disposable gloves are provided to assist in the dumping of the black and gray water tanks. The gloves are in a plastic bag in the storage compartment.

The black and gray tanks must be dumped before the trailer is returned (unless you chose the pre-pay dumping fee add-on). Failure to empty the tanks will result in a $100 fee.

If you are traveling and not sure where to dump – this website is handy! Another option for dumping can be to check with your camp host. They sometimes have names and numbers of local septic companies that will come to your campsite and pump the camper for a fee. Some state parks also have barker totes you can borrow to empty your tanks at your site (and then pull the tote with your hitch to the nearest dump station). These are all good items to research before your trip!

# Propane

The propane will power the stove top, oven, water heater, heating system and the refrigerator.

Turn the propane supply on by turning the knob on top the propane tank all the way to the open direction – one tank at a time if equipped with two tanks. Whichever direction the arrow on the black knob is facing, that is the tank that is on. When one tank runs out, turn the lever to the other direction. Propane tanks are each 30 gallons and will be weighed upon check in and charged at $3.00/lb. for use.

## Refrigerator

The refrigerator takes up to 12 hours to cool. Plan accordingly. Be sure to depress the “ON” button as soon as you plug in. If you are using propane or you need the fridge on while traveling, turn on the propane, and turn the refrigerator switch to the “AUTO” position.

When on “AUTO” it will first check for an electric source. If electric source is not there, it will check for gas. If the “check” light comes on, that means the gas did not ignite. You may need to bleed air from the lines by lighting a burner at the stove. Try the “AUTO” button again.

Warning: NEVER fuel your tow vehicle at a service station while your fridge is running on propane. It is also illegal to enter a tunnel with your propane tank valves open. For longer tunnels you may be requested to pull over prior to entering so your propane tanks can be inspected. Know your route and any restrictions.

## Furnace & AC

* Thermostat is located on the wall by the dining table.
* Turn the thermostat to ON and the desired temperature.
* Turn the fan to the desired level.
* Turn the thermostat to OFF when no longer required.
* We do not typically use the heating system because it uses a lot of propane. Instead,

a small space heater can be provided based on availability (or you can bring your own).

* The AC requires electric hook up and will NOT work off the battery or propane.
* Turn the AC to FAN or COOL and set to the temperature required using the thermostat.
* If A/C breaker keeps tripping, you may try putting refrigerator on propane, and A/C should then run smooth on electric.
	+ This can happen at sites with multiple campers running multiple items at once. Keep in mind how much power the microwave, coffee pot, ice maker, blow dryer etc. running all at once can draw. Be wise in running multiple appliances at once. Breakers can trip both in the camper and at the power pole where you are plugged in. Excessive usage can also melt power cords if not careful.
* Turn AC to OFF when not in use.
* See AC Disclosure at the end of this manual for reference

## Hot Water Heater

* The hot water heater runs on propane and is a six 6-gallon tank. It takes 20-30 minutes to heat up, so plan ahead.
* Make sure there is water in the tank before turning on the hot water heater or you will burn out the heater (very expensive to replace).
	+ Turn on the hot water at the kitchen or bathroom faucet. Ensure all air is out of the lines and a steady stream of water is running. Turn the water off.
* Turn on the propane.
* Right below the kitchen sink, turn the hot water supply switch to ON.
* You should hear the hot water tank ignitor click click click and the gas ignite.
* The water tank is located on the back side near the back of the camper.
* Turn OFF the hot water switch when no longer required/in use.
* Leaving the hot water on when not in use, can deplete your propane supply. Plan accordingly.
* If you are not using the propane for anything else, you should also close the valve on the propane tank.

## Gas Cook Top/Gas Oven

* Ensure the propane tank is in the ON position.
* Turn the cook top burner to LITE position and listen for the gas supply.
* Turn ignitor repeatedly until cook tops ignites.
* If cook top does not ignite in a few seconds, turn cook top to OFF and wait a couple of minutes and repeat ignition process.
* If need be, you can manually ignite the cook top with a match or lighter.
* The oven must be manually ignited. Turn the oven knob to PILOT and push and hold knob in while using the fire starter/aim a flame provided to light the oven

# Microwave

The microwave will only run on electricity – NOT on the battery or propane.

Do not run the AC and microwave at the same time, this will overload the electrical system.

# Lights

* LIGHTS 1: Exterior light switch located just inside the door (right switch)
* LIGHTS 2: Interior light switch is located just inside the door (left switch) and turns on the middle ceiling light, which can each also be turned off/on manually by pushing the button at the center of the light. All other lights are turned on/off manually at the center button located on each light.
* Bathroom light switch is located on the wall between the door and the sink.
* Interior/exterior lights DO work off the battery alone when no other electricity source is provided.

# Control Panel/Fuse Panel

* Control Panel is located directly inside of the main door. You can check battery level, fresh water, black water and grey water supply levels on the control panel.
* Fuse/breaker panel is located under the stove.
* If a breaker trips, push on the panel (top) and open it up.
* Check for the tripped breaker and flip it off and then on to reset.
* Do not use too many appliances at once (toaster, griddle, radio, space heater, etc.) as this will trip breakers.

# Toilet

* DO NOT put anything except the provided RV safe toilet paper in the toilet.
* Your black tank will last longer (not become full as quickly) if you consider placing used TP in the trash can vs. into the black tank. Depending on the length of your trip and access to dump your tanks, this can help you preserve space.
* Dispose of tissues, feminine products, etc. in the garbage can provided.
* To flush the toilet, use the foot handle on the left side of the commode.
	+ push halfway to fill bowl with water, push all the way to open the hole and flush.
* Always leave a few inches of water in the toilet bowl.
* Toilet chemicals are located in the cabinet under the bathroom sink.

# Camping Accessories

* An awning/sunshade is available for your use. Any damage to the awning is NOT covered by insurance and will be an out of pocket expense. Replacement is typically around $1200. Do not use the awning on windy days or leave open overnight.
	+ To Open/Close: Use the control panel directly inside of the main door.
	+ Awnings are not covered under insurance. Any damages are out of pocket expense to the renter. See Disclosure

# Packing Up

* Return all fixtures and household items to the original locations.
* Remove all items from the fridge/freezer and wipe out the fridge.
* Pull in the awning.
* Ensure all windows are closed. Open and close windows with care – they do occasionally stick.
* Ensure the heating system is OFF.
* Turn OFF all electrical items (lights, etc.) in the trailer, and water pump if applicable.
* Turn the refrigerator to OFF (no lights should be on).
* Turn the propane supply to OFF at the propane tank.
* Empty black and grey water tanks – black tank 1st, gray tank 2nd
* Unhook the sewage, water (drain hose before storing) and electrical supply lines.
* Drain all water from the freshwater tank by flipping up the lever (freshwater drain is located under the trailer, near the front).
* Return stabilizer jacks to the travel position (fully upright). Pack away the blocks placed under the stabilizer jacks.
* Attach the tow vehicle to the trailer, including the wiring harness, brake line and safety chains
* Remove and return leveling blocks to bag provided and place in front storage area.
* Make sure all **doors/hatches/vents** are properly closed and locked.
* Ensure the stairs are put up.
* Check that the brake and taillights on the trailer are operational.
* Have a safe drive back!

# Return Cleaning Checklist

The trailer is required to be returned in the same condition as it was at the time of rental pick-up. Additional charges will be assessed to the renter if extra cleaning is required after the trailer is returned. Charges will be deducted from your security deposit.

* Remove all personal belongings from interior/exterior storage areas
* Remove leftover food items.
* Wipe out the fridge and freezer.
* Make sure all kitchenware, appliances and dishes are washed, dried and put away.
* Clean out toaster.
* Wipe down all countertops, toilet and shower with cleaning products provided.
* Remove and dispose of all trash.
* Sweep out trailer (broom and dustpan provided and stored in closet).
* Empty black then grey tanks and freshwater tank. Rinse and store hoses and adapters.

# Owner Provided Provisions

The trailer comes fully stocked with everything you should need for a camping trip, just bring yourselves, and we do the rest. Please respect the items we provide and leave them clean and returned to their original storage spots. Additional fees will be assessed for any broken, lost or stolen items.

Lines Available for all 3 Beds (3 fitted, 3 Flat, 3 blankets) and 6 Pillows with Pillowcases

* King 72X80, and Double Bunk Beds
	+ Dinette and Sofa also convert into sleeping areas. Additional blankets can be found in the dinette storage compartment on the right

Dining table lifts up off of support brackets and rests on the ledges in front of each bench seat. The cushions will fit tightly.

**Indoor Items**

Flatware Service for 8 – 8 butter knives, 8 forks, 8 spoons, 8 salad forks, 16 teaspoons, 4 Steak Knives

8 Plates, 8 Bowls, 8 Cups,

4 Dish towels, 4 Dish cloths, 1 Hot Pad Holder, 1 Small Cutting Board

Grilling Utensils: 1 Long Spatula, 1 Long Tongs, 1 Long Fork, 1 grill brush/scraper

1 Bottle of Dish Soap

1 Roll of Paper Towels

Kitchen Trash Can with Trash Bags

2 frying pans, 2 saucepans

1 two slice toaster, 1 Griddle, 1 Coffee Pot, Coffee Filters

1 saltshaker and 1 pepper shaker

1 Broom and Dustpan

1 Hook on bathroom door

2 Hand Soap Dispensers

1 Spray Bottle of Multi-Purpose Cleaner

Black Tank/Toilet Treatment Pouches

1 Indoor Mat at front Doorway, Kitchen and Bathroom mat

**Outdoor Items**

1 Aluminum Table with 1 Aqua-Tainer Jug (Handwash Station)

2 Coleman Camp Chairs with Side Table, (1 white camp table available upon request)

1 sewer hose (bumper) and adapter (in tied plastic bag)

1 Set of Disposable Gloves for each day

1 pack of 10 orange Lynx Levelers in blue bag (found in front storage)

1 Stabilizer Jack Crank

1 Outdoor Patio Mat with 4 Stakes

1 15 AMP elect. hook-up adapter, 1 50 AMP adaptor

1 white hose for water hook up w/gold water pressure adaptor and elbow

#

# Return Time

Please set up an agreed upon return time at the time of pick-up. Please respect return time as the trailer may be rented directly after. If, under circumstances beyond your control, you will be late returning the trailer, notify owners immediately. Late fees may be assessed.

It is our goal to release your entire security deposit to you. Please make sure to take care of Oasis of the Dream as if she were your own.

We would be honored if you would take time after your trip to write a Five Star Review so others can see what to expect with Oasis of the Dream. Your review makes a huge difference!

THANK YOU FOR RENTING WITH US AND WE HOPE TO SEE YOU AGAIN SOON!

# FEES ADDENDUM

By signing this addendum and accepting keys, you understand there are extra fees than be occur if the contract is not adhered to. These fees, if assessed, will be deducted from the security deposit.

* $100 Gray and Black Tanks Not Empty (unless pre-pay option was chosen)
* $30 Key Replacement if all keys are not returned
* $150 Camper Power/Electrical Cord Damage
* $50 Replace AMP Adaptors
* $50 Sewer Hose Replacement
* $50/HR (1HR Minimum) For any deep cleaning required after return. The trailer should be returned in good condition.
* $3/LB Propane (tanks are weighed at pick-up and return)
* $1200 Replace Awning – We discourage the usage of the exterior awning unless you are extremely comfortable operating and stowing the awning properly for travel. They can be damaged very easily due to wind, weather or accidental misuse. Awnings are NOT covered by insurance. Any damage to the awning (caused by branches, damage while towing, etc) is 100% the responsibility of the renter and could exceed the security deposit.
* $750 Smoking Fee – Smoking of any kind (cigarettes, marijuana products, vaping devices, E-Cigarettes, etc) is strictly prohibited. The unit will be professionally cleaned, and all charges are the responsibility of the renter.
* $500 Pet Fee (if not made aware prior to pick-up) – Animals are allowed, and we do have a pet fee associated. If the pet fee is not included due to renters failing to make us aware, we will charge the full cleaning fee. The unit will be professionally cleaned, and all charges are the responsibility of the renter.

**AIR CONDITIONER DISCLOSURE**

I acknowledge that the roof air conditioner in the trailer may not cool the trailer in hot weather, and that this is normal to the operation of these units. I agree that the following circumstances may cause this condition: 1) very hot weather, 2) inadequate power to the units, 3) turning the units on after it is already hot in the trailer. 4) condenser temporarily freezing up during extended non-stop use in very hot weather.

I acknowledge that normal operation of the air conditioners allows for only 15 to 20 degrees cooling below outside temperatures on hot days. I acknowledge the air conditioner is in proper working order and agree not to set the thermostat below 75°F (23.8°C) because of damage that cannot be repaired may occur. I am fully responsible to replace the unit, and this damage is not covered by insurance.

I hereby knowledge receiving and reviewing this manual regarding Oasis of the Dream, the Travel Trailer camper; and I further acknowledge reviewing the fees and understand that any additional or applicable fees post contract will be deducted from the security deposit and could possibly exceed the deposit.

RENTER SIGNATURE/DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

OWNER SIGNATURE/DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_