

RECREATIONAL VEHICLE LEASE AGREEMENT



1. The Parties

This Recreational Vehicle (RV) Lease Agreement referred to herein as the ("Agreement") is effective by and between Ailyn Barrios with principal address at 2155 Fairway cir, Duluth, GA, 30096, with email ailynbarrios101@gmail.com, telephone number (404) 861-6466, in this document called the ("Lessor") and the following Authorized Lessee (s):

Name:
Address:
E-mail:
Telephone:
ID:

Name:
Address:
E-mail:
Telephone:
ID:

The Lessor and Lessee herein are referred to as ("Party") and collectively as the ("Parties") with agreement as follows:

2. The Vehicle

The Vehicle herein is a *Catalina Coachmen 285 QB Class C*, recreational vehicle (RV) herein referred to as the "Vehicle", with description as follows:

MAKE	FORD
MODEL	E30
YEAR	1998
VEHICLE IDENTIFICATION NUMBER	1FDLE40S8VHB66603

2.1 The Lessor, after a thorough evaluation of the Lessee's rental application, hereby agrees to lease the Vehicle described under Section 2 of this Agreement, subject to the terms and conditions as set forth under Section 5 of this Agreement.

2.2 The Lessee wishes to lease the Vehicle of the Lessor after a thorough inspection of the Vehicle's overall condition, subject to the terms and conditions as set forth in this Agreement.

3. Lease Term

The Vehicle lease will begin on the ____ day of the month of _____ of the year ____ for a term of _____ , unless otherwise, this agreement is terminated by either party due to breach of the terms and conditions of this Agreement or for any justifiable reason.

- 3.1. Both Parties may renew this Agreement after the termination date, provided that the Lessee complies with the terms and conditions set forth herein and requested a written notice of renewal.

4. Payment Terms

The Lessee shall pay \$ _____ as a monthly lease of the RV, which shall be paid accordingly as stated in our section 5, Terms and conditions, through one of our Acceptable Forms of Payment, as stated on subsection 5.4, on or before 3rd day of the current month.

- 4.1. The Lessee understands that upon signing this Agreement, the Lessee shall pay a security deposit amount of \$400.00 plus Booking Deposit of \$150.00 and a Preparation Fee of \$50.00, **NON refundable**, plus A Cleaning Fee of \$350.00 that will be charged at the end of the rent, voided is Lessee perform a depth clean of the RV.
- 4.2. If the Tenant, despite constant notification of the Lessor, fails to pay the monthly lease of the Vehicle within the due date, the Lessee understands that there shall be an additional **late payment charge that amounts to \$150.00**. The late payment charge shall be added to the next lease payment. An eviction notice will be sended.

5. Terms and Conditions

Upon signing this Agreement, the Lessee understands and shall comply with the terms and conditions that come with the leasing of the Vehicle. The Lessee Is not allowed to use the Vehicle for transportation, nor permitted to drive it in any way nor moved from the current parking location.

Initials ____ 5.1. **General:**

- No address change is permitted. Lessee Should have its own Mail/PO box Address.
- No washer / dryer included.
- No internet/cable/TV services provided.
- No visit allowed with the exception of close family members.
- Not littering in any way.
- No loitering.
- ONLY the Lessee(s) are allowed to sleep inside the RV.
- Keep Clean inside/outside area.
- Report in a timely way any issues or concerns.
- Check everyday the Black/Grey tank level and empty it as needed .
- Allow weekend inspection and maintenance if needed.
- The lessee is responsible for the Payment of the propane gas tank refill as needed.

Initials ____ 5.2. **Rental, Indemnity, and Warranties:**

This is a contract for the temporary use of the RV at the Rental Location noted above. This contract does not provide you or any other party with the right to tow or otherwise move the RV from the Rental Location. Unauthorized movement of the RV will result in, at a minimum, a loss of the Security Deposit and, potentially, legal action. We may repossess the RV at your expense without notice to you if the RV is abandoned or used in violation of any applicable laws or this Agreement. You agree to indemnify us, defend us and hold us harmless from all claims, liability, costs and attorney fees we incur resulting from, or arising out of, this rental and your use of the RV. We make no warranties, express, implied or apparent, regarding the RV, no warranty of merchantability and no warranty that the RV is fit for a particular purpose.

Initials ____ 5.3. **Set up:**

At the time of setup will provide you with an orientation to show you the safe and proper use of the RV and its features. Additionally, the orientation will provide a summary of our rules and prohibited uses of the RV. The RV will include instruction booklets which will explain the operation of the RV and its features, as well as provide our rules. The orientation process can take up to one (1) hour - please allow yourself enough time. The RV is without damage and the inside must be clean prior to check out (dishes washed, dried, and put away, trash removed, floors swept, and countertops wiped). Failure to return without damage and/or in an unclean state will result in a Cleaning Fee of \$350.00 and if necessary, additional charges may be made to your original payment.

Initials ____ 5.4. **Acceptable Forms of Payment:**

Payment for the rental may be made by Cash, Zelle, Money Order, or Apple Pay, We will NOT accept personal checks, debit or credit cards.

Initials ____ 5.5. **Prohibited Uses:**

The following acts and/or uses are prohibited and constitute a breach of this Agreement subject, but not limited to, forfeiture of the security deposit, eviction of the RV without legal process, and/or legal action: a) the unauthorized towing, moving or other prohibited use of the RV; b) accessing or walking on the roof of the RV; and c) not complying with all OUR rules and regulations.

Initials ____ 5.6. **Personal Property:**

You release us, from all claims for loss of, or damage to, your personal property or that of any other person, that was left or carried in or on the RV or in our offices, whether or not the loss or damages was caused by our negligence or was otherwise our responsibility.

Initials ____ 5.7. Personal Injury:

You release us, all claims for injury, including, without limitation, personal, bodily, or mental injury, economic loss or damage to you, guests, unborn children, or relatives, whether or not the injury was caused by use of the RV, our negligence, or was otherwise our responsibility.

Initials ____ 5.8. Smoking/Drugs:

We are not a place for smokers nor do we allow the consumption of any type of drugs, except those approved by a doctor with the medical prescription test. No smoking or drug use is allowed anywhere or in the surrounding areas of the RV. If the RV has any kind of smoke or drug odor, it will result in the loss of the security deposit plus any additional charges incurred for cleaning and / or repair. We can report it immediately and without prior notice to the police units.

Initials ____ 5.9. Pet Policy.:

We prefer No Pets in RV. If we do approve your pet there is a **\$450.00 pet fee, and you need to fill out the Addendum A (Anexo A)**. Any damage caused from the pet will be deducted from the security deposit.

Initials ____ 5.10. Limited Supplies:

RV comes equipped with tanks, approximately 38 gallons of fresh water, 30 gallons of grey and 26 gallons black water holding tank capacity, 68 pounds of propane, and two (2) fully charged 12 volt batteries.

Initials ____ 5.11. Generator:

The RV comes equipped with a gasoline powered generator. The generator supplies 110 volt power to the outlets in the Trailer. The generator also supplies power to the RV's microwave oven and roof air conditioner. The generator can be used to recharge the RV's 12 volt batteries. It is your responsibility to refuel the generator if necessary. A fuel can is provided in the RV per request.

Initials ____ 5.12. Appliances:

The A/C, generator, awning, radio, microwave, television, jacks, etc. are convenience items. If any malfunctions should occur with any of these items, no compensation will be made to you. For assistance, you are advised to consult the informational material in the RV or contact at (404) 583 8492.

Initials _____ 5.13. **Renter Damage:**

If the RV and/or the contents in the RV at the time of the orientation are damaged during your rental period, you are responsible to pay all damage costs whether you were at fault or not or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc). If an accident occurs, you are responsible for obtaining a police report, contacting the other party's insurance company and contacting us immediately at (404) 583 8492. At check out, we will estimate the damage, if any, and expedite the cleaning and/or repair.

Initials _____ 5.14. **Early Departures/ Extending Rental Dates:**

You are responsible for reviewing this Agreement to ensure that all rental costs and rental dates are correct. If you wish to extend the rental period, you must call us for approval. There are NO refunds for early departures. If you do not vacate at the scheduled check-out time on the scheduled Rental Period End Date and you have not called us for approval to extend the rental period, you will be charged additional rental day(s), and any inconvenience fees incurred by the next renter.

Initials _____ 5.15. **Waiver:**

Our failure to enforce any of our rights under this Agreement or at law shall not be deemed a waiver or a continuing waiver of any rights or remedies against another party, unless such waiver is in writing and signed by the party to be charged.

Initials _____ 5.16. **Governing Law and Venue:**

This Agreement shall be interpreted and enforced according to the substantive laws of the State Georgia, without application of its conflicts or choice of law rules. Both parties irrevocably submit to the jurisdiction of the state court or the federal court located in Georgia for any action of proceeding regarding this Agreement, and both parties waive any right to object to the jurisdiction, forum or venue of the state court or the federal court located in Georgia.

Initials _____ 5.17. **Severability:**

If any provision of this Agreement is judicially determined to be invalid, void or unenforceable, the remaining provisions shall remain in full force and effect.

Initials _____ 5.18. **Attorneys' Fees:**

In the event a dispute arises regarding this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, in addition to other relief to which it is entitled.

Initials____ 5.19. **Modifications:**

No term of this Agreement can be waived or modified except by a writing that we have signed.

Initials____ 5.20. **Refunds:**

No refunds will be given for any reason, including, but not limited to, bad weather, no shows, late arrivals, or early departures.

Initials____ 5.21. **Background check**

You agree to be screened for a full background check and paid a non refundable amount of \$45.00.

No refunds will be given for any reason even if you don't meet our eligibility criteria.

Initials____ 5.22. **Proof of Employment:**

- **If you are employee and work for a company:**

You must bring with you a "letter of employment," a "job verification letter," or a "proof of employment letter". The letter must include Company name, your Full Name, Date of Hire, Salary/Rate of Pay.

NOTE:*Your employer may not have issued an Employment Verification Letter before, so it's helpful to provide them with a template that includes space for all the information that we seek, including:*

- *Employer name, signature, and contact information — Allows us to contact the employer if required.*
- *The current or former employee's job title — Verifies that you're working the role you've indicated to us.*
- *The date you were employed — Ensures that your listed employment information is timely and correct.*
- *Optionally, a list of the employee's responsibilities — Helps us to understand the nature of your current role.*
- *The current or former employee's salary, including any bonuses — Helps us to gauge your ability to make payments .*
- *Your name, signature, and contact information — Allows us to contact you if required.*

- **if you are self employed :**

You must bring a pay stubs from your current role. Payroll providers will typically allow you to download a digital copy of your pay records, but if you're scanning and sending them yourself, be sure to capture all of the relevant information in a clear, readable copy. When possible, provide up to three months of pay stubs in order to demonstrate your earnings over an extended period of time.

Ensure that pay stub information includes:

- *The dates for the given pay period.*
- *Where applicable, your current salary or rate of pay.*
- *The net amount of your payment, less applicable taxes and withholding.*
- *Where applicable, a breakdown of your tips or other non-salary compensation.*

- **If you're working as a contractor:**

Including your entire invoice to the client—along with their associated payment—will help make sure you've included all of the relevant information we needed.

6. Charges

Upon signing this Agreement, the Lessee acknowledges and understands that the cost of any man-made damages shall be deducted from the non refundable Lessee's security deposit. If the cost of the damages exceeds the amount of the security deposit, the Lessee is obligated to pay the extra costs of the damages. Furthermore, the evaluation of the damages shall be executed by the Lessor's handyman with the Lessee's presence as transparency of the evaluation.

7. Indemnification

7.1 The Lessor will indemnify the Lessee for any incident that may arise from improper maintenance of the vehicle.

7.2 The Lessee will also indemnify the Lessor for any expenses that may arise due to mishandling and improper use of the vehicle's Domestic Equipment shown below:

Vehicle's Domestic Equipment:

Refrigerator (1), Microwave (1), Owen Gas Range (1), Propane Tank (1), Outside Shower (1), Water Valves, Electric Air Conditioner (1) and Heater (1), Water Heater Electric (1), Gas Water Heater (1), Gas Heater (1), Thermostat (1), Water Pump (1), Electric Generator (1), Air Pump Compressor (1), Radio (1), HDTV (2), DVD Blu Ray Player (1), Security Cameras (2), Fire Extinguisher (1).

8. Warranties

Upon signing this Agreement, both Parties has warranties, which are the following:

8.1. The Landlord guarantees that all **Vehicles Domestic Equipment:**works as intended.

8.2 The Lessee guarantees that they will comply with the Lessor's terms and conditions as established in this Agreement, and will not own or be interested in owning any property rights to the Vehicle.

9. Termination of Agreement

Both Parties have the right to terminate this Agreement at any time. The Lessor may terminate this Agreement if the Lessee fails to comply with the terms and conditions in this Agreement. The Lessee may also terminate this Agreement if the Lessee finds leasing the Vehicle is no longer needed, Before termination of this Agreement, the terminating Party shall provide a twenty-four (24) hours written notice to the other Party. No security deposit will be reimbursed, Afterward, each Party shall fulfill their obligations to each other.

10. Notice

All notices concerning this Agreement or any concern related to the Vehicle shall be sent to each other's email address or permanent address, depending on the urgency of the notice.

We reserve the right to change the lease rate at the end of the lease depending on the market.

11. Receipt

A confirmation of payment receipt will be provided as a proof of payment for every confirmed payment you made and being confirmed received by us.

12. Signature:

Prior to signing this Agreement, both Parties have thoroughly read and understand the terms and conditions set forth herein.

Initials ____ 12.1. Entire Agreement:

This Agreement constitutes the entire agreement between the parties regarding the rental of the RV, and supersedes all prior oral or written agreements or understandings regarding this subject matter. This Agreement can only be amended by a writing signed by all parties.

IN WITNESS WHEREOF, the Parties herein or their authorized representative affixed their name and signatures on the ____ day of the month of _____ of the year _____.

Ailyn Barrios



LESSOR NAME & SIGNATURE

LESSEE NAME & SIGNATURE

Signed in the presence of:

WITNESS' NAME & SIGNATURE