

# Supplemental Rental and Rules Agreement

2005 Jayco Greyhawk - VIN 1FDXE45S04HA96569

**Owners: James and Heather Pitman**

This supplemental rental and rules agreement will outline in considerable detail what is expected during your rental period. It may seem like a lot but we prefer to be up front and clear so there is no confusion or unrealistic expectations that may cause misunderstandings later. Please feel free to ask any questions at any point.

- 1. Training:** When you pick up the RV, we will complete a pre-rental orientation of the RV that will take about 1-2 hours, depending on any prior experience you have. It takes time to do a thorough and complete walkthrough, so please plan accordingly. As part of the training, you agree to watch all the YouTube videos on our [YouTube RV Rental Video playlist here](#). These are short videos that will go over basic driving safety operations.
- 2. Seatbelts and Child Restraint Laws:** Renter assumes all responsibility for following applicable seat belt laws including laws requiring child restraint
- 3. No Refunds for Early Returns:** If you return the RV early we do not refund the days you will not use. This includes if you have been in a motor vehicle accident with the RV; however, if the accident is not your fault you may be able to recover your rental costs from the at-fault driver's liability insurance.
- 4. Fee for Late Returns:** A fee of \$50 per hour will be charged if the RV is returned more than 1 hour later than the agreed upon time. If the RV is returned after dark or while the owner is not home/unavailable, it will be checked in the next day, during daylight hours, and any applicable damages will be applied to your security deposit. Renter forfeits their right to complete a return walkthrough with owner, if the unit is returned at a time different than indicated in line item # 19. All drivers must be at least 25 years old and must be listed on the contract when you pick up the RV. NO EXCEPTIONS.

Example:           60-120 minutes late return \$50  
                      120-180 minutes late return will \$100

- 5. Travel Restrictions:** No travel is allowed on any non-paved roadways like logging roads, forest service roads, beaches, etc. Driving on a non-paved road inside a licensed RV park is acceptable. Driving on unapproved roads will result in the forfeiture of your entire deposit.
- 6. Toll Roads, Red Light Cameras, Parking Tickets:** For your health and safety, our RV is registered with FasTrak which allows automatic payment for many toll roads and bridges in California. This allows you to not interact with toll booth collectors where FasTrak is accepted. You are still responsible for reimbursing any toll charges through a deduction of your deposit. You agree to keep track of all toll charges and parking tickets and report them when you return the RV.
- 7. Campground Reservations:** We are not responsible for campground reservations – including cancelations for COVID. All campground reservations must be made separately with the campground's reservation agency. All campground and campsite fees are separate from and in addition to the rental price and fees under this agreement. No refunds will be given for campsite reservation errors.
- 8. Awnings and Camping Chairs:** Awnings on all RVs are finicky and prone to sticking or causing damage to the RV. We include an easy to setup pop up shade structure that you can use instead. We also include several camping chairs located in the rear cabinet of the RV. You agree to thoroughly clean these before returning the RV.
- 9. Tires:** RV tires experience a lot of stress while on the road. This can mean that tire failure is more common than on passenger cars. The tires on the RV have been inspected and checked, prior to your rental period but if a tire seems low you can refill it with air at a service station or using the air compressor located in the tan canvas bag in the external side

compartment. There is also a spare tire included on the rear of the RV. As the renter, you are responsible for checking tire pressure and condition while renting. See "Drive Off Check List" list for more information. A tire pressure gauge is located in the driver's door pocket of the RV or in the tool kit under the couch.

10. **Rooftop Usage:** We **do not** allow the use of the RV's rooftop. Any evidence of rooftop usage (shoe prints, trash, sagging areas) will result in a complete loss of your entire security deposit. In the event the damage is more than your security deposit, you agree to be fully responsible for the total cost of repair. If a situation arises that requires you to go on the roof to remove debris or an obstruction, you must contact us first. You will also be assuming liability for all damage.
11. **Dogs:** You **MUST** request & get owner approval *before* allowing a dog in the RV. Owner reserves the right to accept or decline any dog, for any reason. Dogs are *not* allowed on any upholstered area due to the soft material and the risk of stains, smells or other damage. We do not charge an extra fee for a dog; however, there is an additional refundable deposit required for dogs, equal to \$250.00, **per dog**. If any pet damages occur, including evidence of pet urine or feces or fur, you will forfeit your entire security deposit, and any excess damage will be charged to you accordingly. If any large amounts of pet hair are left upon return, you will be charged a full Deep Cleaning Fee for this to be removed. (See Fees Addendum)
12. **Propane:** Propane must be refilled before you return unless both parties have agreed otherwise. See Departure Check list for more information.
13. **Waste Holding Tanks:** RV backwater (sewage) tanks can clog easily. The only things that should ever go down the toilet are bodily fluids, special RV toilet paper provided, and the blue deodorizing septic tank packets...and **NOTHING ELSE!** This includes food, facial tissues feminine napkins or tampons, diapers, napkins, etc. These items will clog the septic system. No food should be put down the kitchen or bathroom sinks. Scrape any food debris into the trash can provided.
14. **Cleaning:** We do **NOT** charge an up front cleaning fee. The RV must be returned with a clean interior and empty black and gray tanks (unless agreed otherwise). "Clean" means all surfaces such as table and counter tops have been sprayed down and wiped clean using the cleaning products under the kitchen sink. Carpets need to be swept, any spills on the floor need to be cleaned and the trash emptied. If you return the RV dirty, you will be charged a \$150 cleaning fee. Bed sheets and towels can be left where they are as the owner will take care of these.
15. **Smoking:** There is **NO SMOKING** allowed in the RV of any kind. This includes tobacco and cannabis. If smoke (including cigars, pipes, vapes, cannabis, etc.) is detected you will be charged a minimum fee of \$1500. **NO EXCEPTIONS.**
16. **Generator:** The RV has a built-in generator. You are free to use this and a certain number of hours per day are included as part of the rental. Usage above the allowance per day will be charged per hour as described in the listed on the Outdoorsy website RV listing. If you are boondocking (camping without access to power or hookups) you will need to use the generator to keep the batteries charged. Using the generator to keep the battery charged is "usage" that counts towards your daily usage allowance. While most systems on the RV are designed to work off the 12 volt coach battery, some systems such as the microwave and air conditioner will require the generator to operate.
17. **NO DRUGS:** Any evidence of the storage, transportation, or use of illegal substances will forfeit your entire security deposit. Any RVs returned with any evidence of drug use or transportation of will result in law enforcement being called for a report and to collect the evidence. If law enforcement impounds the RV while under your rental, you will be responsible for any fees incurred and for returning the vehicle to the owner.

- 18. Damage/Minor Repairs:** Any damages need to be reported to us immediately. If a potential repair is minor, you may make the repair **after** consulting us. Do not repair anything until you've spoken to us about it. Replacement of defective parts and receipt must be brought back for reimbursement. There will be NO reimbursement if you do not bring back the defective part you replaced and the receipt. If you purchase an item necessary due to an equipment failure (sewer or water hose, etc.) the item you purchased and the receipt must be surrendered upon return of the RV, if you want reimbursement. Should you make a repair without consulting us first, you assume liability for the repair and any subsequent repairs needed.
- 19. Renter Damages:** If the RV, inside or out, and/or ANY of its contents that were present at the time of pick up, including, but not limited to couches/chairs, beds/bedding, counters, walls, etc., are damaged during your rental period you are responsible for paying all damages, whether you were at fault or not, or if damage was caused by acts of nature (wind, rain, earthquake, fire, flood, etc.). In case of an accident, theft or vandalism occurs, you are responsible for obtaining a police report, and notifying us immediately. (A documented thorough walk through will be completed, with renter present at the time renter takes possession) THE RENTAL PLATFORM (Outdoorsy) insurance policy does NOT cover interior damage or repairs. Damage to the interior of the RV is charged to the renter, via cash upon return or charged to your security deposit.
- 20. Towing:** No towing of anything including trailers, cars, etc, is allowed for any reason.
- 21. Appliances:** The A/C, 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. In case of any malfunction please contact us immediately for assistance and we will do our best to troubleshoot or attempt to have someone come to you for repairs.
- 22. Camper Abandonment/Owner Retrieval:** If for any reason you abandon the RV, you will be charged a \$3,000 fee for Abandonment and Retrieval - plus any applicable fees for ANY lost/missing keys or items/parts from the RV. Abandonment means leaving the RV with no intention of returning to it or delivering it back to owner/drop-off location. In the event you abandon the RV without signing return documents, you agree to waive your right to dispute any claims due to damages, overages, or vandalism.
- 23. Lockout/Lost Keys:** When you rent the RV, you will be given two sets of keys. Keep these with you at all times when you leave the RV. The RV also has a key pad numerical which will allow you to unlock the side door with the correct combination. In the event a lockout occurs you agree to pay .75 cents per mile, round trip, for owner to drive and unlock RV and a fee of \$25 PER missing key. If owner is en route and key is found and RV is unlocked, you will only need to pay for mileage up to that point round trip. If no lockout occurs but a key is missing upon return of RV, you will be charged a \$25 fee PER key. If RV OWNER determines a locksmith is required for lockout/lost key service, the full locksmith cost is to be paid by the RENTER, at the time of service – locksmiths must be scheduled and approved by owner before work is done.
- 24. First Aid Kit:** There is a first aid kit provided. Please use what you need, should it become necessary. All first aid supplies are complementary and you will not be charged for usage. You agree to tell us what you have used when you return the RV so that it can be restocked for the next renter.
- 25. Extra fees:** You may elect to add certain "extras" to your booking if you like. If you did not elect extra fees at the time of booking, such as the dump fee, etc., you can elect to have them deducted from your deposit. These elections should be noted on this form at the end.

26. **Personal Property:** Your personal property brought with you is your responsibility, and you release RV owner(s) from all claims for loss of, or damage to, your personal property, or that of any other person left/carried in or on the RV during your rental period and day of return. Owner is not responsible for any personal items lost due to theft, break in, or damage to the RV resulting in loss of personal property such as fire or accident.
27. **Personal Injury:** You release owner(s) from all claims for injury, including, but without limitation to, personal, bodily, or mental injury, as well as economic loss or damage to you, children, guests, or relatives during your rental period including return period.
28. **Severability:** If any provision within this Supplemental Rules and Rental Agreement is determined to be invalid, void, or unenforceable judicially, the remaining provisions shall remain in full effect and force.
29. **Modifications/Waivers:** No provision within this Supplemental Rules and Rental Agreement can be waived or modified for any reason except in a written document that the owner(s) has signed.
30. **Damages Above Security Deposit/Insurance Claims:** In the event there is any damage above the amount of your security deposit, you agree to pay the owner(s) any monies due and allow the rental platform company to charge your credit card on file for said charges, plus processing fees.
31. **RV Return:** When RV is returned, you agree that it will be free from damages, cleaned, and tanks emptied unless otherwise agreed on. Once RV has been returned, the RV will not be allowed to be taken anywhere else and the rental period will be considered complete. (This is for insurance purposes) A preliminary walk through will be completed and a precursory Return Form will be provided. Photos will also be taken by owner for reporting to rental platform &/or insurance. Once a thorough inspection has been completed, any fees for damages, cleaning, dumping, or any other charges will be deducted from your security deposit if applicable.
32. **Credits:** There will be no refund/credit for any lost rental time for any issue(s) that arise beyond the owner's control. This includes, but is not limited to, flat tire(s), weather, draining the RV battery, any and all systems within the RV that were working at pickup (refrigerator, heater, LED lights, sound system, etc.), damages to any part(s) of RV whether the renter was at fault or not, or due to renter's or any guests' negligence.
33. **Rental Period Extension:** If, for any reason, your rental period is extended beyond the original rental period dates, you agree that this document will also extend, be valid and enforceable for the entirety of your extended rental period.
34. **Security Deposit:** Your security deposit will be refunded by the rental platform after the RV has been thoroughly inspected and no issues or damages have been found. Said inspection may take anywhere up to 72 hours post rental period.
35. **Speed Limit:** Driving an RV requires special attention to speed. RV tires are not rated for high speed, the way truck and vehicle tires are. While driving our RV, you assume all liability for your rate of speed and by signing this agreement, you agree to follow all “**truck speed limits**” and truck related rules of the road while you are driving. Truck speed limits are frequently lower than for passenger cars and must be followed.

- 36. Boondocking/Dry Camping:** Camping without hookups (water, sewer, electric) restricts the capabilities of the RV. You are limited to fresh water tank capacity, black & gray tank capacities, battery capacity and propane capacity. The coach battery needs to be monitored and recharged using the generator or main engine when drained. Renter agrees to monitor battery condition and usage. Water and propane may need to be refilled while not connected to hookups for more than 48 hours. As the renter, you take responsibility to monitor the state of these systems and maintain them as necessary. We, as owners, take NO responsibility for limited capabilities and capacities due to dry camping/boondocking. Should you choose to dry camp/boondock, you take full responsibility and liability for the limited capabilities and capacities.
- 37. Return RV With Full Tank:** You are **REQUIRED** to return the RV with a full tank of fuel. Please fill up at a filling station near the drop off point. Tanks that are not full will be charged at 125% of the local rate plus a \$50 refueling fee.
- 38. Hold Harmless:** Renter agrees to hold harmless the owner of the rented RV, at all times for all situations. Renter assumes all risk when renting RV, and owner cannot be held responsible for any accident, injury, loss of income, loss of life or loss of or damage to personal property. Owner assumes no liability for how the RV is used during the rental period.
- 39.** This agreement is in addition to the rental platform (Outdoorsy) rental contract. Both contracts are in effect, together, during the rental period. Any part of the rental platform agreement that acts in a manner to void this one (or parts of it) is revoked by the renter and owner, as indicated by the signatures below.

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Renter Signature and Date

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Renter Printed Name

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Renter Address and Phone Number

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Owner Signature and Date

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Owner Signature and Date

## FEES ADDENDUM

BY SIGNING THIS ADDENDUM AND ACCEPTING KEYS, YOU UNDERSTAND THERE ARE EXTRA FEES THAT CAN OCCUR IF THE CONTRACT IS NOT ADHERED TO. THESE FEES, IF ASSESSED, WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT, AND ANY ADDITIONAL COST, IF NECESSARY, WILL BE CHARGED TO YOUR BOOKING. BY SIGNING THIS, YOU ARE AUTHORIZING OUTDOORSY &/OR THE ACTUAL RV OWNER (ALAN OR KYLENE LABISSONIERE) TO CHARGE YOUR CREDIT CARD ON FILE FOR YOUR RENTAL BOOKING.

WASTE TANKS NOT EMPTIED: **\$150** charge will be assessed if black and gray tanks are not emptied prior to return unless otherwise agreed on. (via your reservation OR per your deposit)

Tank dumping fees waived by owner: \_\_\_\_\_

SMOKING IS STRICTLY PROHIBITED: **\$1500+** charge will be assessed if the smell of smoke is detected in the RV.

LATE RETURN: **\$50** per hour charge will be assessed if RV is returned later than agreed upon time.

PETS: Pets authorized by owner at time of pickup are welcome in the RV free of daily charge, but with an additional \$250 deposit required, per dog. Should any damage occur because of your pets, you are responsible for costs related to damage including, but not limited to, urine or waste stains, claw/scratch/chew marks, damage to furniture.

a. Any large amounts of pet hair left upon return will be subject to the Deep Cleaning Fee of **\$300**.

TOLL INVOICE: **\$50** charge will be assessed plus the cost of toll charge for EACH invoice received.

PROPANE: **\$50** charge will be assessed if propane tank(s) is not refilled upon return unless otherwise agreed on.

Propane fees waived by owner: \_\_\_\_\_

CLEANING: **\$150** charge will be assessed if RV is returned unclean or in a condition less than received. See section above on Cleaning for details.

DEEP CLEANING: **\$300** charge will be assessed if RV is returned unclean or in a condition less than received AND requires extensive amounts of effort to clean or recondition. See section above on Cleaning for details.

LOCKOUT: **\$25** charge will be assessed per key if lockout occurs in addition to .75 cents per mile for owner to come and unlock RV.

MISSING KEY(S): **\$25** charge will be assessed per each missing key(s).

ABANDONMENT/RETRIEVAL: **\$3,000** charge will be assessed if renter abandons RV at any location or any time during rental period and owner must recover RV, or if owner must retrieve the RV for any reason other than what has been discussed at time of booking.

**\*\*ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.**

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Renter Signature and Date

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Renter Printed Name

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Owner Signature and Date

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Owner Signature and Date

## Waste Tanks Addendum

Most renters are not familiar with properly operating an RV's black and gray waste holding tanks and; therefore, have many questions and concerns regarding this. This addendum is meant to act as a clear outline for your responsibility as a renter for properly using and dumping the waste tanks, and the fees if not done successfully. We will go into considerable detail during your pickup orientation and training regarding the proper dumping of these tanks to accommodate the walk though that is done at pick up. You agree to watch the YouTube videos mentioned earlier in this document on how to properly dump the tanks. By signing this waste tank addendum you are agreeing that you have been taught how to dump the tanks and that you understand how to do it. (It is always ok to call, text or email us with questions for waste tank dumping or other issues while you are renting the RV.)

### **DO NOT EVER LEAVE THE BLACK OR GRAY TANK VALVES OPEN DURING USAGE!**

Only bodily waste and the RV safe toilet paper provided with the RV can go down the toilet. No other items, including feminine napkins or tampons, diapers, tissues, paper towels, food etc., should be put into the black tank or a clog may result. If it is discovered that anything beyond bodily fluids and RV toilet paper has been flushed in the toilet, you may be charged a \$100 fee should a clog or other damage happen as a result.

There is to be NO food, or any other item, other than sink and shower water, placed into the gray tank. Any amounts of food particles may result in a clog that will require extensive cleaning to clear.

Waste holding tanks (Gray and Black) must be emptied prior to return and valves left CLOSED, and the screw cap left ON unless agreed otherwise beforehand.

**\*\*ALL ADD-ON FEES APPLIED TO YOUR SECURITY DEPOSIT WILL BE ASSESSED A PROCESSING FEE OF 15%.**

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Renter Signature and Date

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Renter Printed Name

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Owner Signature and Date



## Drive Off Checklist

RVs are much more complex to operate than passenger cars. Jacks, power cables, automatic steps, and other items need to be checked before you drive *EVERY TIME WITHOUT EXCEPTION*. This is true for both experienced and new RVers.

By renting our RV, you agree to check the following before you drive:

### Exterior Checks

1. **Walk Around:** Start at the front of the RV and make a circle around the camper, looking for anything obvious or out of place.
2. **Tire Condition:** Visually inspect the four tires in the rear as well as the four front tires. Look for any obvious damages, bulges, or signs that the tires are not safe to drive on.
3. **Check Tire Pressure:** If you have been parked overnight, or if you are stopping during a long trip, check the tire pressure to make sure it's between 65-70 PSI. A tire pressure gauge is located in the driver's side door.
4. **Jacks Retracted:** Check to make sure the stabilizing jacks are fully retracted even if you didn't use them.
5. **Lego Leveling Blocks Stowed:** If you used the yellow lego style leveling blocks, be sure they are stowed in the rear compartment.
6. **Automatic Steps:** The black steps to the side door will need to be retracted before driving. Be sure the switch on the inside door panel is set to Auto and the steps retract when you close the door.
7. **Side Door Locked:** The side door must be locked with the deadbolt. The deadbolt can be locked from the outside by holding down the lock icon or from the inside using the red switch.
8. **Cabinets Locked:** Look at the locks on all exterior cabinets and give them a tug to make sure they are locked and secured. Make sure the water hoses, septic hoses and electrical cords are secured in their cabinets and are locked.
9. **Bike Rack:** If you are carrying bikes on the rack, double check that they are locked and strapped in place. Also, check that the rack is properly inserted into the hitch receiver and the locking pin is in place.
10. **Site Check:** If leaving a camping site, do a walk around of the site, making sure nothing is left behind. All water hoses are back in their compartments, electrical cords are back in their cabinets. Make sure outside mats are returned and there is nothing left at the site..
11. **Dump Tank Cover Secured:** Be sure the cover to the back and grey tanks is secured with a twist clockwise.
12. **Under the RV:** Visually look under the RV for any debris that may be under the vehicle.

### Interior Checks

1. **Interior Countertops:** Make sure that all countertops are clear and all items are stowed away as anything on a counter can move or fly off while driving or during emergency maneuvering.
2. **Check Cabinet Doors:** Lightly pound each cabinet in the RV with your fist to make sure it is completely closed.
3. **Refrigerator:** The refrigerator can remain on while the vehicle is in motion, however be sure to double check that it is locked by listening for it to click when closing the door. Also, make sure there are no open items in the refrigerator that may spill when the RV is on the road.
4. **Water Pump Off:** The water pump should be off while you are driving. It can be briefly turned on while driving to use the toilet or sinks. Be sure to turn off after use while driving.
5. **Roof Vents:** Be sure to check that all three roof vents, bedroom, bathroom and cab bed, are completely closed.
6. **Stove Turned Off:** The stove should not be used while driving. Be sure all knobs are in the locked position.
7. **Microwave Door:** Double check that the microwave door is closed. The microwave can be used while driving but this will require the generator to be running. It is safe to run the generator while driving to power the microwave.
8. **Slide Out Retracted:** Be sure nothing is in the path of the slide out when you retract it. The slide out must be fully retracted while the RV is in motion or it can jam the gears and get stuck.
9. **Toilet Seat Down:** Be sure the toilet seat is down before driving. It is safe to use the toilet while driving, however be sure not to fill the bowl with too much water while the RV is moving down the road.

## Recommended Return Route

If you will be dropping off the RV at our home, please use the recommended route. This will take you past a Mobile gas station that has plenty of room for an RV if you need to fill up before dropping off. **REMBER:** You must return the RV WITH A FULL TANK OF GAS! See section titled "Return RV With Full Tank" above for fees.

Below is a recommended route for returning to the RV in Berkeley. **Watch out for the 'hidden' fire hydrant at the roundabout at Hearst and 9th!**

