

Mountain Glen RV Park & Campground

6182 Brockdell Rd - Pikeville, TN • 877-716-4493

MONTHLY / LONG TERM Guest Agreement

GUEST MUST READ AND INITIAL ALL SECTIONS OF AGREEMENT

Fees

Monthly/Long Term fee = **\$395.00** + tax + metered electricity (Includes 2 adults).

No refunds are provided for early departures. No proration.

Additional charges:

- Extra adult (18 and over) \$25.00 | Extra child (17 and under) \$15.00.
- Maximum (5) persons per site. Maximum 3 adults per site. Maximum 3 children per site.

Deposits

Monthly and long term reservations require a reservation deposit equal to the first month's RV site charge to hold a suitable site. When checking in a \$100 electricity deposit will be charged and held for the duration of your stay and applied to your final electricity charges due at the time of your departure. Final electricity charges in excess of \$100 will be charged to the credit card on file. If final electricity charges are less than \$100 the deposit balance will be refunded to the credit card on file, less any other charges due per this agreement, within 10 days of the end of paid monthly reservation and removal of all guest's belongings. If any of guest's belongings are left on Mountain Glen property beyond end of paid reservation guest agrees to forfeit any remaining deposit.

Payments and Due Date

Guests are billed at check-in and on the anniversary date every month thereafter. All guests must have a valid credit card on file at all times and agree to have the card automatically charged the Monthly/Long Term fee on the due date each month and the metered electricity charged on the first of each month. If you prefer to pay the Monthly/Long Term fee in cash you must pay prior to the due date. It is the guest's responsibility to provide Mountain Glen RV Park & Campground with updated credit card information as necessary. If a payment cannot be processed for any reason a \$10 fee will be added to your account.

Metered Electricity

An initial meter reading will occur on your arrival date. Thereafter meters are read and billed on the first of each month. A final meter reading will occur on your departure date. Your electricity deposit will be applied to final electricity charges and any remainder will be billed to the credit card on file at the time of the reading.

Damages and Removal of Guest Property

Any costs incurred by Mountain Glen due to damages (e.g., damages to electrical pedestal, water spigot, fences, trees, picnic tables, fire rings, signage, grass, etc.) caused by guest or costs incurred by Mountain Glen for removal of guest property will be charged to credit card on file and/or deducted from remaining deposit balance. Guest will be billed if other payment methods are insufficient.

Mail & Packages

Guests may NOT change their permanent legal mailing address to this location. This means you may not fill out a change of address form with USPS and change your address to Mountain Glen's address. If you have a mail service, which we highly recommend, you may have it sent here. Another option would be to obtain a P.O. Box in a nearby city. We are more than happy to accept larger packages from UPS, FedEx, etc. All mail sent to the campground after your departure will be returned to sender unless specific arrangements are made. Please address all mail/packages as follows including your site number: **John Doe (Site #_) % Mountain Glen RV Park & Campground - 6182 Brockdell Rd - Pikeville, TN 37367**. Mail/Packages will be left by the front door of the office or in the laundry room.

_____ Other Rules and Requirements

Guests may not store items outside of their RVs. Examples of non allowable items are: refrigerators, freezers, upright storage cabinets, garbage cans, tools, and generators. Examples of allowable items are: camping chairs, small grills, rubbermaid storage containers that fit under the RV, and patio mats that are **NOT** on the grass. **If you are unsure about an item please ask.** Guests may not place any items on the grassy area of their site in a manner or for a period of time which will result in the grass dying.

Mowing — Guests are responsible for moving items off the grassy area of their site to facilitate mowing and weed whacking.

RV Washing — Long Term Guests (more than one month) are required and permitted to wash their RV's to maintain a clean appearance, not to exceed one washing a month.

Staying through the Winter — It is required that all guests have an RV with an arctic package or that is otherwise adequately winterized if planning to stay over the winter. In this area of Tennessee average lows for December, January, and February are below freezing. Winterizing of water and sewer hoses is necessary. Any damage to Mountain Glen utilities resulting from guest's failure to properly winterize, including water spigot, will be guest's financial responsibility.

Pets — Monthly and Long Term guests must abide by our Pet Policy as stated in the Rules and Policies section on our website. Specifically, **Pets must be on a leash and supervised at all times.** Pets may not be left unattended outside of RVs. No pets allowed in any buildings. All pet droppings must be picked up and disposed of properly.

_____ Monthly vs Long Term Stay Acknowledgment

This section is to indicate whether you will be treated as a Monthly or Long Term guest.

Monthly guests will not have their site held beyond one month and are therefore not required to abide by the section below outlining "Discontinuing Long Term Stays".

I intend to stay for one month. (Monthly guests may choose to extend their stay based on site availability.)

Long Term guests will have their site held for the number of months indicated below and are therefore required to abide by the section below outlining "Discontinuing Long Term Stays".

I intend to stay for _____ months. (Long Term guests may choose to extend their stay with approval from management and based on site availability.)

_____ Discontinuing Long Term Stays

Long Term Stay guests wishing to discontinue their stay at Mountain Glen RV Park & Campground are required to provide 2 weeks notice and their RV must be removed prior to the next due date. Failure to provide notice by the required time will result in a \$150 cancellation fee.

Monthly and Long Term guests must abide by all these rules and requirements as well as the rules outlined at our website: <http://www.mountainglenonline.com/rulesandpolicies.htm>

Guest & RV/Camper Info

Name: _____ Date: _____ Arrival Date: _____

RV Make: _____ RV Model: _____ License Plate#: _____

Site Quantity: _____ RV Site #: _____ DL# _____

I _____ accept the above guest agreement.