



RV PARK & CAMPGROUND

6182 Brockdell Rd. • Pikeville, TN 37367 • 877-716-4493

## RV RENTAL AGREEMENT

This agreement constitutes a contract between the RV Rental guest(s) and Mountain Glen LLC. Guest acknowledges and understands that by signing this agreement, he/she states that he/she has read and understands the written policies provided within and agrees with all statements included herein.

**INITIAL HERE:** \_\_\_\_\_

**RV Rental unit:** Make/Model: \_\_\_\_\_ (RV Site: # \_\_\_\_\_)

**Departure Date:** \_\_\_\_\_ by 11:00 am CST

**1) MINIMUM AGE:** RV Rental guest confirms that at least one guest, who will be at the RV Rental throughout the rental period, is at least 25 years of age, or older, except with prior approval by management.

**2) PROPERTY DAMAGE:** RV Rental guest acknowledges and understands that he/she is financially responsible for any and all property damage that may occur during the stated rental period which can reasonably be attributed to the rental party's negligence or abuse. **INITIAL HERE:** \_\_\_\_\_

**3) SECURITY/DAMAGE DEPOSIT:** A \$200.00 security deposit is charged per reservation. This deposit will be refunded within 7 days of your departure provided no damages occurred during your visit and no violations of policies were made. **INITIAL HERE:** \_\_\_\_\_

**4) LOSS OF SECURITY DEPOSIT:** RV Rental guest agrees to leave the property in the same general clean and undamaged condition it was when you arrived. RV Rental guests are responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of the RV Rental guest(s) party to the property or its contents during RV Rental guest(s) occupancy. Any damages or violations may result in the loss of all, or part, of the \$200.00 security deposit and we reserve the right to further bill guest for additional cleaning or repairs not covered by the security deposit. **INITIAL HERE:** \_\_\_\_\_

**5) DISPUTES:** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Tennessee, and shall be treated as though it were executed in the County of Bledsoe, State of Tennessee. Any action relating to this Agreement shall be instituted and prosecuted only in the Bledsoe County Court, Tennessee. Guest(s) specifically consent to such jurisdiction and to extraterritorial service of process. Service will be made to address contained herein.

**6) GUEST COUNT:** Guest agrees that the premises shall be occupied by no more than the number of people paid for and stated herein. Occupancy is limited to registered guests only. Absolutely no overnight visitors are allowed. Occupancy by more than the stated number of guests will result in the termination of the rental and the forfeiture of all rental fees, and deposits. Please notify us at least 24 hours prior to arrival if your RV Rental guest count changes.

**7) PAYMENTS:** All reservations require a credit card for reservation deposit and security deposit. Upon check-in remaining balance may be paid with credit card or cash only.

**8) CHECK-IN/CHECK-OUT TIME:** Guest acknowledges and understands that check-in time is no earlier than 3:00 PM. Check-out time is no later than 11:00 am on the date stated in the rental period above. Housekeeping needs adequate time to prepare the property for the next guest. Guests not leaving by stated check-out time will be assessed a rate of \$50.00 per hour. **We are in Central Standard Time.**

**9) NOISE & DISORDERLY CONDUCT:** The occupancy and use of the premises shall not be such as to place the property in danger of damage or to disturb and/or offend area neighbors or residents. We reserve the right to terminate this agreement and request loud or unruly guests to vacate the premises immediately. Said discharge shall not result in the refund of any rental fees.

**10) EARLY DEPARTURE/LATE ARRIVAL POLICY:** No refunds will be given for early departures or delayed arrivals. No refunds or schedule changes will be made due to inclement weather.

**11) NO PETS:** If a pet belonging to any member of the rental party, or visitor of the rental party, is found to be in or on the premises, RV Rental guest will be removed from the property and agrees that the full rental fee and \$200.00 security deposit will be forfeited and acknowledges that any damage done by said pet shall be his/her financial responsibility. **INITIAL HERE:** \_\_\_\_\_

**12) NO SMOKING:** This is a non-smoking RV Rental. If it is found that any member of the rental party, or visitor of the rental party, has smoked inside the RV Rental or otherwise allows or causes smoke to enter the RV Rental unit, your \$200.00 security deposit will be forfeited. The entire RV Rental is designated as a No Smoking Area including cigarettes, e-cigarettes, cigars, and any other personal smoking device. **INITIAL HERE:** \_\_\_\_\_

**13) HOLD HARMLESS:** RV Rental guest acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in-residence, and that the Owner accepts NO legal or financial responsibility. RV Rental guests, and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold the Owner harmless with respect thereto. RV Rental guest(s) hereby agrees to indemnify and hold Mountain Glen LLC and/or it's Members or its property management harmless from any and all claims, including those of third parties, arising out of or in any way a result of the RV Rental guests use of the premises or items therein.

**14) LOSS OF PERSONAL ITEMS:** RV Rental guest acknowledges and understands that each guest, or guardian, is solely responsible for any loss by any person while in residence including the loss of money, jewelry or any other personal item. We will do our very best to return any lost or forgotten items, at guest(s) expense.

**15) SERVICE LOSS:** Owners will not be held responsible for the failing of any other company service due to said company's error or service interruption. (i.e. electricity, satellite, water, gas, etc..) However, we guarantee that we will do all that is humanly possible to remedy any issue in the shortest time possible.

**16) RV FURNISHINGS, EQUIPMENT, ETC.** – Moving of any furniture or décor is not allowed. Furniture, bedding, linens, towels, utensils, or any other property belonging to Mountain Glen LLC will not be removed from the premises for ANY reason. Loss of these items, as well as damage to any property or furnishings in excess of normal wear and tear will be charged to the guest(s).

**17) KEYS:** Upon your final departure key to RV must be returned to the office or placed in the payment box above ice freezer in front of Office/Store. Please be sure that all doors are locked. RV Rental guest(s) are responsible for cost of rekeying if locksmith is required to come out due to lost or non-returned keys.

**18) CAMPGROUND RULES & POLICIES:** The entire RV Rental party and any visitors must also follow the "Rules and Policies" of Mountain Glen RV Park & Campground as stated at: <http://www.mountainglenonline.com/rulesandpolicies.htm>. If there is a conflict between the "Rules and Policies" at the above URL and any of the sections of the RV Rental Agreement contained herein, the RV Rental Agreement sections shall supercede.

**19) CANCELLATION POLICY:** Cancellations made 10 or more days prior to arrival day will result in a full refund of the reservation deposit minus a \$25.00 cancellation fee. Cancellations made with less than 10 days notice and at least 5 days prior to arrival date will result in the forfeiture of the entire reservation deposit. Cancellations made within 4 days or less notice prior to the arrival date and no shows will be charged the full reservation balance and no refunds will be given except if unit can be re-rented or at management's discretion. If the unit can be re-rented a \$25.00 cancellation fee will apply. Reservations can be rebooked for future dates up to two times based on availability. Cancellations must be made by phone: 877.716.4493.

Guest name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email Address \_\_\_\_\_

Number of persons occupying RV rental unit: Adults \_\_\_\_\_ Children: \_\_\_\_\_

Please print first and last names of all persons occupying this property:

1: \_\_\_\_\_ 4: \_\_\_\_\_

2: \_\_\_\_\_ 5: \_\_\_\_\_

3: \_\_\_\_\_ 6: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_