

ROCK POINT RV PARK

MONTH TO MONTH RENTAL AGREEMENT

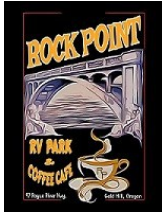
This MTM agreement is valid for **12 MONTHS ONLY**. At the end of 12 months, Rock Point Management may renew for an additional (12) months.

If you have any questions, please contact us via email at

rockpointrvpark@gmail.com

or contact the Manager

541-855-4300



ROCK POINT RV PARK

97 Rogue River Hwy, Gold Hill Or 97525

Month to Month Rental Agreement Park Rules For Recreational Vehicle Tenants

Rock Point RV Park is a multi-use park that will be enjoyed by overnight, weekly and monthly termed visitors. **(MTM sites are limited to 2 adults only.)**

All visitors are required to abide by the same rules regardless of length of stay. Our Goal is to provide and maintain an RV Park that visitors feel welcome and want to visit time and time again.

All Federal, State and local laws must always be obeyed

- **Speed limit: 5 mph (THIS MUST BE ADHERED TO AT ALL TIMES FOR SAFETY OF ALL IN THE PARK)**
- **Quite Hours: 10 PM to 8 AM**
- **VISITORS/GUESTS: A visitor must register with the office and abide by all rules. Visitors are limited to a maximum of 1-week stay. Visitors must park in the guest parking area. Visiting children are welcome in the park if they are always accompanied and/or supervised by an adult, observe the quite hours and do not disturb other guests and their property.**
- **VEHICLES: All vehicles including the RV must fit on the site and not encroach into the street or lawn area. All RVQs must meet our standards and be kept cleaned and well maintained. We will not allow shoddy looking RVQs or vehicles. RV's and other vehicles must be parked head inⁿ or head out only. No sideways parking permitted.**
- **GARBAGE: Please put all trash in the dumpster. All trash must be put in sealed plastic bags before it is deposited in the dumpster.**
- **PETS: Limit two (2) pets per site. Proof of rabies, vaccinations and a valid license are required for all . Please present these documents upon check-in.**

Aggressive dogs will be removed and banned from the park. If the pet bites another patron, or pet, the vaccination information, not including identifying information of the owner, will be released to the victim or its owner at staffs sole discretion. Pets must always be contained or restrained on a leash of less than

6 feet. **Pets may not be left unattended outdoors at any time. Continuous barking is not permitted. Droppings and accidental waste material from pets must be removed immediately and placed in trash dumpster in an enclosed bag.**

- **STORAGE: No storage shed of any type is allowed on the site. Each site must always be maintained in a neat and orderly manner. No outside storage in the areas around and under the RV is permitted. No household furniture is allowed outside. No canopies or semi permanent items allowed outside or on RV.**
- **VEHICLES: No more than 2 vehicles are permitted for each site. Working on vehicles on site is prohibited. All vehicles must have current license and be in good working order and not leaking oil or other fluid. Washing of vehicles and RV's is permitted within reason. Additional vehicles must obtain a pass from the office at a cost of \$5.00 per day for stays over 1 week.**
- **Park Rules: Park rules are subject to change at any time by Management.**

Month to Month Rental Agreement and Terms For Recreational Vehicle Tenants

Tenants who are listed on this application agree to rent the space in Rock Point RV Park, according to the terms and conditions set forth in this agreement.

TERM: This Rental Agreement shall establish a month to month tenancy at Rock Point RV Park

RENT: Your monthly rent is \$875 which includes all utilities, 24 DISH channels and WIFI.

Tenant(s) shall pay rent in full on the 1st day of each month commencing on the start of the term of this Rental Agreement. The rent and all other charges must be paid without deduction or offset and in by the FIRST day of each month. A **\$5.00 initial ()** per day late fee will be charged for each day the payment is overdue beginning on the 3rd day to include the 1st day unless prior arrangements have been made for payment.

A 30-day notice will be given in advance of any rent increase. A check return charge may be assessed by management in the amount of **\$50.00 initial ()** whenever a check for rent or any other charge is returned unpaid from a banking institution. All rent charges due and owing herein shall be payable to: **ROCK POINT RV PARK**

RENT INCREASES: Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take place less than 30 days from the date of written notice from the park. This is a MTM rental agreement only.

UTILITIES AND OTHER CHARGES: Included in the rent are sewer hookups, water, trash, WIFI (when available) and electricity. Basic Cable from Dish Network is available as well.

PARK RULES: The Park Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Park rules that now exist as such and additional rules as may be promulgated by the park from time to time.

ENTRY UPON RESIDENT'S SPACE: The Park shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises if the occupant fails to do so, and the protection of the Park at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the occupant's quiet enjoyment. The Park may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

RENTING OR SUBLETTING: Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s) recreational vehicle or the premises. Tenant(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of the paragraph. If Tenant(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment with the meaning of this paragraph.

Month to Month Rental Agreement and Terms

For Recreational Vehicle Tenants

PETS: Special Permission to keep a house pet in the park must be obtained from park management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a resident a pet if a proposed pet would pose a threat to the health and safety of residents of the park. The pet rules are incorporated herein by reference as fully set forth at this point. Tenant(s) agree to comply with all rules that exist, and such rules as may be promulgated by the park management from time to time.

It is understood by tenant(s) shall be responsible for the removal and waste clean-up of all excretions of said pet, which shall be removed immediately. The excretions shall be placed in a sealed bag and be deposited in the tenant(s) garbage/trash receptacle or if none exists, in the facility garbage/trash receptacle.

If tenant(s) pet is required to have vaccinations and/or license, tenant(s) shall furnish proof of necessary documentation to landlord/manager when entering into rental agreement. Landlord maintains the right to ask for said documentation yearly upon agreement renewal.

DISORDERLY CONDUCT: No resident shall cause disorderly conduct, immoral conduct, engage in any disturbing conduct that will be an annoyance to other residents including, but not limited to parties, radios, television, stereo equipment, power tools, etc. Quiet hours are designated as 10 pm - 8 am.

Month to Month Rental Agreement and Terms

For Recreational Vehicle Tenants

CANCELLATION POLICY: No refund of deposit for cancellation or monthly rent if tenant(s) leave prior to the end of the current month paid.

USE PROHIBITED: The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

WAIVER: The waiver by Park or, of the failure of the Park to act in any respect because of any breach of a term, covenant or condition contained herein of the violation of a Park Rule or Regulation shall not be waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s) or any violation of Park Rules or failure of Tenant(s) to pay any rent regardless of the Park's knowledge of the preceding breach or violation of Park Rules or Regulations or failure to pay rent.

ATTORNEY'S FEES AND COSTS: In any action arising out of Tenant(s)'s tenancy or this Agreement the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if the judgement is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

ACKNOWLEDGEMENT

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provide and communicated with all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at ROCK POINT RV PARK, I agree to be bound by the terms of the attached agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope. Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Application, Agreement and Terms and Park Rules and Regulations, and further that he and/or she have read and understand each of these documents. Tenant(s) understands that by e-ecuting this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

Applicant Signature: _____

Date: _____

Co-Applicant Signature: _____

Date: _____

RPRVP Owner/Manager: _____

Date: _____

Month to Month Rental Agreement and Terms

ADDENDUM

I acknowledge that if notified that I must remove my RV from Rock Point RV Park by the Manager/Agent for violation of any rules of the park or for failure to pay space rent in full, I WILL comply. If my RV is not removed within 36 hours from the time of request, as stated below, Manager/Agent of the park has the right to remove my RV from the park and any costs incurred for removal and storage will be my full responsibility.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Manager: _____ Date: _____

Tenant has been notified to leave Rock Point on:

Date: _____ (Must leave within 72 hours) - by Date: _____

Tenant Signature: _____

Manager Signature: _____