

Rent Due Date: _____.

Name:

Phone:

RV Age:

Month to Month Rental Agreement

Updated:

1/1/19

2040 W. Airport Way: Boise, ID 83705

(208) 345-4141

Email address: mountainviewrvpark@live.com

- Monthly rate is \$475 per month which includes power, water, trash & sewer.
(Please remember that this is not a long-term lease agreement. You will be renting your site from month to month. We reserve the right to adjust or discontinue the monthly rate with 30 days' notice.)
- We have Wi-Fi available through a third-party provider. Daily/Weekly/Monthly Packages Available for Purchase.
- A refundable deposit of \$100 is mandatory for all "monthly" guests due at check-in.
- Qualification of monthly rate is determined by park management/ownership.

***To qualify for our monthly rate, your RV must be 19 years old or newer (clean, 100% working condition and aesthetically pleasing), RV must be registered & licensed, fully functioning, only two individuals may permanently reside, pet restrictions may apply and our background checks must be successfully completed.

** Registered guests must seek approval for unregistered guests that stay longer than one week.

Additional charges may apply for each person staying if occupancy exceeds more than 2 individuals. No subleasing. Registered guests are responsible for the behavior of their guests.

**Speed limit throughout the park is 5MPH. All lanes are fire lanes which are one-way headed west. All vehicles must enter the park near the office entrance and exit through the west end exit. Any vehicles extending into the fire lanes or improperly parked are subject to tow at the owners' expense. (ATS Towing (208) 936-8118)

No parking on the grass or in open/empty sites. All vehicles must be parked uniformly facing north (towards the freeway). **Each site is permitted 1 VEHICLE and 1 RV. Additional vehicles (i.e. boats, cargo trailers, additional RV's, second or third vehicles) must be parked on the street. The Boise Police Department monitors street parking and will enforce city codes at their discretion. Abandoned vehicles and non-licensed items are subject to impound per Boise City Code Enforcement.

**No tampering with park property or that of other guests.

**All RV's must be fully self-contained & in 100% functional order. No LEAKS. If you have a sewer spill or leak, it must be thoroughly cleaned up immediately or you will have to leave the premise (No Exceptions).

**All vehicles & RV/Trailers must be licensed and registration up to date.

**Quiet hours are from 10pm to 7am.

** (Winter Months) Ensuring your water hose is properly heated, is your responsibility. If your water hose freezes and causes any bury hydrant damage, you are liable for repair costs. See management for advice to ensure no damage occurs from lack of preparation.

Individual Sites:

- Sewer Elbow is mandatory. (Ask management for clarification if you have questions)
- No tarps/plastic on RV's. (Ask management for advice regarding winterizing materials)
- Repair of vehicles are prohibited (exceptions may be considered and approved by management)
- No stakes, carpets, mats, satellite dishes, cables, etc. are allowed on the grass.
- Keep your site orderly. Please dispose of all dog waste and household trash in dumpster immediately (No Garbage Cans in Your Site) and keep excess belongings stored neatly/orderly under your RV. Do not hang anything from park property.
- Dumpster is for household trash only-Not furniture/BBQ's/Excess Belongings etc.

Initial and Date: _____.

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- Clean-up and prevent oil leaks, sewer leaks and water leaks.
- Only 1 RV power cord per electric box. 20/30/50 amp. (exception for heat tape in the winter)

Restrooms/Laundry Facility:

- Daily cleaning begins at 11:30am. (Facilities closed while we are cleaning)
- No sharing the restroom codes, leaving doors (s) ajar, etc. All registered guests will obtain necessary codes upon check in.
- Please pick up after yourself in our facilities. Laundry left unattended in washer/dryers is subject to removal.
- No Smoking or Pets allowed in restrooms or laundry facilities.
- Do not wash/dry carpets or mats in our laundry facility.

Pet Restrictions/Policy:

- Certain Breeds of dogs are explicitly excluded for monthly rate qualification.
- All dogs must remain on leash, under control and exhibit NO AGGRESSIVE behavior at any time while in the park.
- **All pets must be picked up after immediately (at all times).**-NO EXCEPTIONS
- Excessive barking is not allowed. Any complaints from guests will constitute as “warning”.

Failure to Abide by Any Policies both Verbal and/or Written:

1. **First Violation: Warning**
2. **Second Violation: \$50 Reduction of Deposit**
3. **Third Violation: Forfeit entire deposit & expulsion from park**

Fees, Penalties and Reimbursement:

- Late fee of \$5 per day for each day past due not to exceed 3 days. On the 4th day, you will forfeit your deposit and monthly rate will be discontinued.
- Credit/Debit Card charge of \$10 will apply to any rent payments.
- Returned Check penalty of \$35 will be assessed along with applicable late fees for NSF checks. We then reserve the right to deny personal checks going forward.
- We will not pro-rate monthly rent nor allow credit for future stays.
- For return of your Security Deposit, 10 business day notice is required. Any security deposit refund will be issued in check form in primary tenants’ name.

We reserve the right to refuse service and ask anyone causing any disturbances to leave the premises. Disturbances include confrontations with guests/staff, repeated violations of any park rules, both verbal and/or written. Guests to your site must also follow these policies at all times (You are responsible for the behavior of your guests). Mountain View Owners, Management and employees are not responsible for loss due to fire, theft, vandalism or acts of nature.

If you have any questions regarding park rules or policy, please feel free to ask management. We strive to create a safe and pleasurable experience for all guests.

By signing below you acknowledge and agree to abide by these rules, policies and terms of contract.

Tenant Signature: _____ Date: _____.

Management Signature: _____ Date: _____.

Initial and Date: _____.