

Name: _____

Phone: _____

RV Age: _____

Office Use Only

Rent Due Date: _____.

Month to Month Rental Agreement

Updated:

1/1/22

2040 W. Airport Way: Boise, ID 83705

(208) 345-4141

Email address: mountainviewrvpark@live.com

Our goal is for all guests to have a safe enjoyable experience. The following is a list of park policies and your agreement to follow them. These rules are for your safety and follow city/state ordinances along with company policy.

- Monthly rate is \$550 per month which includes all power, water & 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 at any time.)
- We have Wi-Fi available through a third-party provider. Daily/Weekly/Monthly Packages Available.
- A refundable deposit of \$100 is mandatory for all "monthly" guests due at the time of reservation.
- 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 unrequested guests for stays over one week.

Additional charges may apply for each person staying if occupancy exceeds more than 2 individuals. Rate includes 2 people. No subleasing. Registered clients 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 and exit through the west end exit. Any vehicles extending into the fire lanes 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 Commuter VEHICLE and 1 RV.

Additional vehicles (i.e. boats, cargo trailers, additional RV's and 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 self-contained & in 100% functional order. **No LEAKS. If you have a sewer spill or leak, we will give you 12hrs to clean-up and prevent future leaks or we will ask you 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.

Initial and Date: _____.

Rent Due Date: _____.

- Keep your site orderly. Please dispose of all dog waste and household trash in dumpster (No Garbage Cans in Your Site) and keep excess belongings stored neatly/orderly under your RV. Do not hang anything from park property. **Only “Household trash in Dumpster”**
- 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 12:00pm.* (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. Only men in men’s room, Ladies in ladies room.
- 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 at all times 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”.
- Having control of your pet is required at all times.

Failure to Abide by Any Policies (both verbal & 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 be asked to leave.
- Card charge of \$10 will apply to any rent paid with debit/credit card.
- 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 rent if you depart before your rent due date nor credit for future stays.
- For full return of your Security Deposit, inform us at least 10 business days before your departure. Any security deposit refund will be issued in check form.

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 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 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 of our guests.

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

Tenant Signature: _____ Date: _____.

Management Signature: _____ Date: _____.

Initial and Date: _____.