

Tenant Name(s) _____

Lot # _____ Move in Date _____

Sunland RV Park Rental Agreement
906 12th St NE
Watford City, ND 58854

Managed by: CJJ, LLC
1304 4th Ave NE
Watford City, ND 58854

Rent _____ (Tenant Initials)

- Rent is \$550 per month
 - Includes electricity, garbage, water and sewer
 - Only 2 vehicles per lot
 - Only 1 RV per lot
 - Rent payments can be made online or by check/cash. Make checks payable to CJJ, LLC and they can be **mailed to**
 - CJJ, LLC
1304 4th Ave NE
Watford City, ND 58854
 - or **delivered to** CJJ, LLC at
 - Badlands Occupational Testing Services (BOTS) office. Can be given to BOTS employees during business hours or left in the entryway drop box after hours.
 - Or **set up payments online** with RentecDirect
 - See insert included in Move In packet for more information
- Rent **will be due the 1st of the month**. Any payments *past the 5th day of the month* will include a late charge of \$10 a day, for *every day past the 5th of the month*.
- If rent is *more than 30 days late*, the renter's trailer will be towed at the owner's expense. Belongings will be released when paid in full.
- **Month to month basis** – may be terminated at any time with a 30-day written notice by either party.
- Checks will be deposited *within 10 days* of being received.

City of Watford City Ordinances _____ (Tenant Initials)

Any fines assessed to CJJ or the property owner due to non-compliance will be forwarded onto the space occupants. Failure to comply or pay fines will be grounds for termination of the lease agreement. **Tenants in violation will be given a warning and will have one (1) week to come**

into compliance. If not brought into compliance, the City of Watford City will proceed with legal action.

1. Mudroom/Additions will only be approved for a maximum of 4'x 8'.
2. Additions cannot be physically attached to the RV, it must be freestanding.
3. Additions cannot have electricity run to it – this is a fire hazard.
4. All additions must be inspected by the Watford City Building Inspector.
5. Skirting cannot be permanently attached to the RV, this too must be freestanding.
6. Decks cannot be attached to the RV.
7. Any travel trailer parked on a lot must be highway ready. It must be on sufficient axles with properly aired tires, and either have its own means of locomotion, or have a hitch attached, so it may be connected to a vehicle and towed.

Miscellaneous Business _____ (Tenant Initials)

- If the police are called to your spot *more than 2 times for a disturbance or any complaints dealing with criminal action*, management may at their discretion, terminate your lease and you will have **3 days to vacate the grounds**.
- No peddling, soliciting, or commercial enterprises are permitted in the park. Trailers cannot be sold with the understanding that the buyer may retain the same lot without prior consent of the management. If trailer is sold, the new owner needs to speak to management about signing a new lease.
- The management *will not* be responsible for any accident, injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control. The equipment housed on the grounds (playground) are solely for the convenience of residents and all persons using them can do so at their own risk.
- Speed limit in the park is **5 mph**.
- No semi-truck/trailer parking unless *pre-approved* by management for the agreed upon amount of time.
- No major vehicle repairs allowed in the park.
- Be considerate of the other residents when starting vehicles (i.e. music being too loud, unnecessary revving of vehicles, lights shining into other trailers, etc.).
- You will be responsible for weed control around your camper and pedestal. CJJ *will not* maintain vegetation within a 10-foot area of your RV and vehicles. CJJ *is not responsible* for damage caused to your property from CJJ maintaining the grounds – **you are responsible for your lot**.
- Sewer lines must be connected at the ground opening. Lines that run into the line or underground are not permitted.

- Make sure to place garbage in the designated dumpster located at the park. Shut the dumpster lid behind you - we realize the wind tends to blow it open, but please help us keep the park clean.
 - Cigarette butts do not belong on the ground – dispose of them properly.
 - Tenants will receive 2 *warnings* about improper disposal of cigarette butts before they receive a **\$50 monthly fine**, until the area is cleaned properly.
- If you are leaving your camper for an extended period, please make prior arrangements for someone to check on your lot, electricity, and water to avoid any costly issues.
- No mailboxes or mail services are provided at Sunland RV Park.
 - CJJ is not responsible for any delivery services, including lost or stolen items, to your lot.
 - CJJ does not accept mail or packages on behalf of tenants at our offices.
- Every resident will be responsible for any violation of these rules and regulations by a member of their family, or their guest.
- Any violation of these rules and regulations by a resident that is uncorrected by the resident or that causes damage to a dwelling or seriously interferes with the comfort or safety of another resident, shall be grounds for termination of the lease with **no refund**.
- All unclaimed property will be removed after 30 days.
 - If you have any knowledge of ownership, please contact the owner and/or CJJ, LLC.
- Let management know when you are moving out, *no more than 1 weeks' notice* is necessary. We need to close the spot and prepare for the next occupant.

Pet Guidelines _____ (Tenant Initials)

- Pets need to be kept on leashes or inside and should not be left unattended.
- Excessive barking will not be tolerated.
- Pets must be walked by a responsible person to pick up after them **immediately** and disposed of properly.
- Pets are not allowed in the playground.
- Tenants will have 2 *warnings* for cleaning up after their pet(s), after that there will be a **monthly \$50 fine** until the area is cleaned.

By signing below, the tenant(s) will be acknowledging and understanding this agreement and the rental policy that is part of this agreement. The tenant(s) signature below indicates acceptance of all terms and conditions of this lease agreement.

Tenant Signature

Date

Tenant Signature

Date

CJJ, LLC Representative

Date