

# Rental Agreement

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Smokey Ridge RV Park & Storage

Office- (918) 398-1920

Manager, Christi Spears

Office Hours of Operation:

Mon-Fri: 9:00 AM-4:00 PM

Saturday: 10:00 AM-2:00 PM (Call Hours)

Sunday: Closed

**Welcome to our RV Park! We know you have several options when choosing a site to stay and we thank you for choosing Smokey Ridge RV Park & Storage. We are glad you did!**

## **1. Registration:**

All guests must register with staff upon arrival. Check IN times are at 12:00 PM. Check OUT 11:00 AM. The individual registering must be the individual who will be residing on the property. Registration for others is not allowed. If not complied with, individual residing in temporary lot will be evicted immediately. At the time of check in you will need to provide the following:

- Driver's License
- Proof of income
- Tag of the vehicles that will be on site
- Rent for remainder of month-Rent will be pro-rated from the arrival date to set due-date on the 1st of the month

**REGISTERED SEX OFFENDERS WILL NOT, UNDER ANY CIRCUMSTANCE, BE ALLOWED IN THE RV PARK AS A TENANT OR GUEST.**

## **2. Recreation Vehicle Condition:**

Recreational vehicle must be kept and maintained in a clean, presentable condition. We require that your recreational vehicle be within 15 model years from current year. Campers that do not meet these criteria will be approved by owner/manager on a case-by-case basis.

## **3. Utilities:**

Water, sewer, and electric are provided at all lots.

#### 4. Rent:

***Rent is due on the 1st day of every month.*** Rent is late after the 5th day of the month. If rent is not received by the 5th, a late fee of \$5 per day will be applied starting on the 6th day. Rent prices are as follows:

Daily: \$35.00

Weekly: \$200.00 (5 Days)

Monthly: \$400.00 (You pay Electric)

***\*If tenant chooses to pay weekly for long term spots, weekly rent will remain \$250.00 a week.\****

#### 5. Default:

Upon the 5th day of every month, tenants who have not yet paid rent for the month will receive a mandatory 3-day eviction notice. If rent is not paid in full, including late fees, by midnight on the 3rd day, then the eviction process will begin.

#### 6. Refund Policy:

Smokey Ridge RV Park & Storage does not grant refunds for unused days, early departures, unscheduled maintenance, etc.

#### 7. Assignment of Lot:

Lot assignment will be determined by management based on availability and condition of lot. If a particular spot is requested by tenant, we will do our best to accommodate the tenant's wishes at all possible. All spots are considered first come, first serve. If a tenant is already renting a lot and would like to move, the tenant **MUST** get management approval. RVs are not allowed to move from the lot assigned at check-in without proper communication with management. ***Subletting is strictly prohibited. Subletting will result in immediate eviction.***

#### 8. Maintenance of Lot:

Tenant is expected to always maintain the lot in a clean and sanitary condition. This includes trash, lawn furniture/decorations, personal utilities, and animal feces, ect.

#### 9. Landscaping:

Smokey Ridge RV Park & Storage will mow, weed-eat, brush-hog, and spray all lots. Smokey Ridge is not responsible for damaged sewer hoses, extension cords, or power cords. Sewer hoses are required to be 3" or 4" PVC to prevent damage from routine maintenance. This also helps freeze prevention during the winter months.

#### 10. Speed Limit:

The speed limit in the RV Park is 5 MPH (miles per hour). The speed limit will be enforced. Violation will result in verbal warning from management. Further violation of this speed limit will result in further repercussion up to and including eviction.

### **11. Vehicle policy:**

There is a limit of (2) vehicles per lot unless previously approved by management. ALL vehicles kept at the lots must be always in working order. Vehicles which do not run or need maintenance, must be removed until issue has been resolved. Untagged and/or unregistered vehicles are not permitted. Vehicles are to be parked in the lot assigned to the tenant. Parking in empty lots or in the grass is not allowed.

### **12. Children:**

We want the children to be safe and have a great time, but the safety of the children is our ultimate priority. Children should NEVER be left alone at the park with no supervision.

### **13. Pets:**

We enjoy all animals the park has to offer, including the ones in your family. For the safety of all tenants, we do require animal owners to have current and valid vaccination records for all animals. You are responsible for cleaning up after your animal. You must always maintain proper control of your ***pet and animals showing signs of aggression will be removed from the park immediately.*** If you walk your animal outside, pick up after it. Animals MUST be on leashes or restraint devices. ***This is MANDATORY. PETS ARE NOT TO BE LEFT OUTSIDE ON A CHAIN, LEAD, OR ANY OTHER FORM OF RESTRAINT IF THE OWNER IS NOT HOME.*** Failure to comply can result in instant removal/eviction of animal and/or tenant. Dogs of any breed that show signs of aggression will not be permitted and will be removed at the request of owner/manager immediately.

### **14. Conduct:**

Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxiousness, disruptive or vulgar behavior will not be tolerated. Any of these actions witnessed should be reported to management immediately. Any incident requiring involvement of law enforcement with result in IMMEDIATE eviction.

### **15. Trash:**

Trash dumpsters are provided by Smokey Ridge RV Park & Storage. We kindly ask that you dispose of your trash, household only, INSIDE of these. Please do not leave any trash on the ground next to the dumpster. It is the responsibility of all residents to help keep this a clean and safe environment. Non-compliance of this could result in eviction.

### **16. Fireworks:**

Fireworks of any kind are not permitted on Smokey Ridge RV Park & Storage property. They will only be allowed on the Fourth of July at a designated area.

### **17. Mail Services:**

Smokey Ridge does not at any time accept or receive package deliveries requiring a signature. Packages and/or mail can be received at the park with proper notification to management. Please see the office for information regarding package delivery options should be needed during your stay here with us.

#### 18. Liability:

***All park facilities and equipment of the park are intended for the convenience of the guests. All persons using the facilities do so AT THEIR OWN RISK. Smokey Ridge RV Park & Storage IS NOT LIABLE for accidents that occur while using the facilities. Smokey Ridge RV Park & Storage is NOT RESPONSIBLE for accidents due to mowing, weed-eating, fire, theft, wind, flood, personal negligence, acts of God or any other unfortunate event/circumstance.***

#### 19. Quiet time:

The comfort and happiness of our guests is our goal! In order to achieve and maintain this goal, we enforce a quiet time between the hours of 10:00 PM and 7:00 AM. During quiet time hours we ask that loud noise to be kept to the very minimum. The following are not allowed: Maintenance of vehicles or RV, loud music, yelling, etc. We understand that dogs barking cannot be totally eliminated during quiet time hours. We just ask that if your dog is barking excessively to please try to quiet the dog.

*\*Smokey Ridge RV Park & Storage, will be having additional construction from now until further notice to improve and add additional structures to the park. We do apologize for any inconvenience this may cause during your time of stay.*

Smokey Ridge is a family owned and operated business and we are very proud of our beautiful park! We work very hard to maintain the park and strive to make it better every day! We want everyone that visits our park to enjoy their time here and most importantly stay safe during their stay. In order to keep everyone safe we ask that you review and abide by all rules and regulations. Since it is not possible to cover every contingency in one set of rules, changes to the rules and regulations may be necessary.

Ownership and/or management reserve the right to refuse service to anyone for any reason. Ownership and/or management also reserves the right to evict, **AT ANY TIME**, tenants who are not abiding by our rules and regulations.

We appreciate your cooperation and help in keeping Smokey Ridge RV Park & Storage a place people love! Enjoy your stay!

This rental agreement is made on \_\_\_\_/\_\_\_\_/\_\_\_\_, between Smokey Ridge RV Park & Storage, with its principal office located at 8771 S 4180 Rd Claremore, OK 74017.

Smokey Ridge RV Park & Storage Representative: \_\_\_\_\_

Lessee/tenant signature: \_\_\_\_\_

Lessee/tenant printed name: \_\_\_\_\_

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

Check-in Date: \_\_\_\_\_