



North Lake RV Park and Campground
20 Roosevelt Rd.
PO Box 599 (Mail only)
Kettle Falls, WA 99141
509-738-2593
northlakervpark@gmail.com

Extended Stay Rental Agreement 6 Months - 5 years

Primary Tenant Name: _____
Current Address: _____
Cell #: _____ Email: _____

1. Occupant(s)

a. Name: _____ b. Name: _____
Relationship: _____ Relationship: _____
Phone Number: _____ Phone Number: _____
c. Name: _____ d. Name: _____
Relationship: _____ Relationship: _____
Phone Number: _____ Phone Number: _____

2. Pet(s)

Name: _____ Type/Breed: _____
Name: _____ Type/Breed: _____

3. RV Information: All RV's must be 15 years or newer.

Length: _____ Trailer _____ 5th Wheel _____ Class A _____ Class B/C _____
Year: _____ Make/Model: _____ License Plate #: _____

4. Vehicle(s) Information (only 2 vehicles allowed per site)

Year: _____ Make: _____ Model: _____ Color: _____
Year: _____ Make: _____ Model: _____ Color: _____

5. Emergency Information. List at least 1 person. Please list cell numbers.

Name: _____ Cell #: _____
Relationship: _____
Street Address: _____
City/State: _____

Estimated date of arrival: _____ Estimated date of departure: _____

Office use Only:

Site Deposit: \$150.00 _____ Rental Rate: \$ 550.00_p/month Wifi: \$25 p/month _____ Pro-rated Rate: _____

Total Due: _____

Rental Policies and Information

1. A national background check will be conducted prior to occupancy. **Background check includes criminal history, credit check and eviction history.** Occupancy may be denied based on any criminal findings of this report such as felony charges, drug activity, domestic violence, etc. Background checks will take 1 day. Occupancy cannot take place until you have been cleared by the Park Owner/Landlord.

Background checks will be conducted on all person's aged 18 years and older listed on the application. Person listed as Tenant #1 is considered the primary, or person financially responsible for monthly rental payment. Clearance agreement to run a background check is included as part of this application.

2. All RV's must be 15 years or newer. Nothing older than 2007 models, unless approved by Park Owner.
3. All RV's must be fully self-contained with all mechanics in working order.
4. All new tenants will be placed on a 30-day probationary period. Providing there are no complications during this period, occupancy can continue.
5. Site Deposit of \$150.00 is required prior to moving into your designated space. See "rate page" for more information.
6. Lot rent is due on the 1st of each month and must be paid no later than the 5th day of each month. \$25.00 late fee will apply starting the 6th day.
7. Rent payments can be made directly to the Park Owner/Landlord in the office or left in a sealed envelope and placed in the drop box on the porch of the **Park Owners residence** or arranged through your bank for autopay.
8. Your lot boundary is designated either by a fence line, or from your power pedestal to the next power pedestal in either direction.
9. Power meters are read on the 28th of each month. You will receive notice, by email, of power usage and the amount owed. This amount is to be paid in conjunction with your lot rent, due on the 1st of each month.
10. November through March, Park Owner/Landlords reserve the right to assign a "Winter Manager" in their absence. In this instance rent is paid directly to our business account at Spokane Teachers Credit Union (STCU), either by credit/debit card, cash, check, or autopay through your bank. You will be notified in writing should the Park Owner/ Landlord's choose to receive your monthly rent in this manner.

Rental Information

11. Tenant must give a 30-day notice when moving unless an agreement is met with the landlord.
12. If tenant is under contract with their place of employment, the 30 day notice is waived and early departure refund is pro-rated.
13. **There is no refund due to early departure or eviction for non-contract tenants.**
14. If eviction occurs, you will have (3) days to exit the premises. If you fail to leave peacefully and in a timely manner, law enforcement will be called, and you will be escorted off the premises. Eviction can occur due to the following:
 - a. Failure to pay rent, or repeatedly late.
 - b. Non-compliance with park rules and policies.
 - c. Criminal activity resulting in arrest, including assault.
 - d. Drug activity.
 - e. Public intoxication.
 - f. Noise disturbances and threats.
 - g. Destruction of property.
 - h. Breach of tenant lease or statutory duties.
15. All property left behind after vacating premises for 30 days, will become property of North Lake RV Park and Campground. This includes, but not limited to RV's, Mobiles, Vehicles, personal property items, etc.

National Background and Credit Check Release of Information

Must be completed by all persons 18 years of age and older

By signing below, you authorize Chip and/or Bunny Carr (Park Owners/Landlords) to run a national background/credit check. Information is obtained for potential rental opportunities within North Lake RV Park and Campground, 20 Roosevelt Rd, Kettle Falls, WA 99141.

National background checks are conducted on all persons 18 years of age or older that will be living part or full time at North Lake RV Park and Campground. All national background checks take 1 business day and include criminal and sex offender findings, as well as rental and eviction history. Findings of national background check are kept confidential and only discussed between the landlords/owners and the applicant. Once the background check has been requested from the service, you will receive an email asking permission to continue with the background check. When completed, you will be notified by email of any findings, concerns, or that you have been cleared for approval to reside at North Lake RV Park and Campground.

Tenant #1: _____

First Name

Middle Name

Last Name

Social Security Number: _____

Date of Birth: _____ Gender: Male / Female

Previous Address #1: _____

Previous Address #2: _____

Date: _____

Signature of potential renter

Tenant #2: _____

First Name

Middle Name

Last Name

Email Address: _____

Social Security Number: _____

Date of Birth: _____ Gender: Male / Female

Previous Address #1: _____

Previous Address #2: _____

Date: _____

Signature of potential renter

Tenant #3: _____

First Name

Middle Name

Last Name

Date of Birth: _____ Gender: Male / Female

Date: _____

Signature of potential renter

Tenant #4: _____

First Name

Middle Name

Last Name

Date of Birth: _____ Gender: Male / Female

Date: _____

Signature of potential renter

NORTH LAKE RV PARK AND CAMPGROUND IS A DRUG FREE ZONE
ZERO TOLERANCE FOR CRIMINAL and/or DRUG ACTIVITY

To be signed by all persons 18 years of age and older

Landlord: North Lake RV Park and Campground

Tenant - 1: _____
(Print name)

Tenant – 2: _____
(Print name)

Tenant – 3: _____
(Print name)

The Landlord has zero tolerance for criminal and/or drug activity in or around the Leased Premises.

Regardless of age, this policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal and/or drug activity to the proper authorities, and the Tenant's engagement in any criminal and/or drug activity is a default of the Lease.

The Tenant understands his/her responsibility to call 911 and report any suspicious activity observed and then notify the Landlord.

The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property but are also a default of the Lease.

In the event of any criminal and/or drug activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased premises. This includes but is not limited to drug activity, gang involvement, and domestic disturbances.

The Tenant understands that violation of this agreement of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with state and local regulations.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

MARIJUANA PROHIBITED

To be initialed by all persons 18 years of age and older

Due to potential violation of federal law (Uniform Controlled Substances Act), Increased opportunity for elevation in moisture, offensive odor, and/or increased use of utilities, tenant and guests are prohibited from using, distributing, growing and/or cultivating marijuana on the leasehold premises.

Cultivation or growth of a single plant shall constitute a substantial breach of tenant duties and shall be deemed nuisance activity and a basis for termination of tenancy. Remnants of cultivation of marijuana shall constitute a violation of this provision. Tenant(s) is responsible for the conduct of guests and shall not allow prohibited conduct at any time.

Initials

Initials

Initials

Due to potential violation of federal law (Uniform Controlled Substances Act), and to minimize potentially offensive odors, tenants, invitees, and guests agree not to possess, use, eat, smoke, or vaporize marijuana on or near the leasehold premises. Tenant(s) is responsible for the conduct of guests and shall not allow prohibited conduct at any time. A single violation shall be deemed a substantial and material breach of tenant duties and shall be deemed nuisance activity, and a basis for immediate termination of tenancy.

Initials

Initials

Initials

Any violation(s) of the above terms shall be considered criminal drug activity and/or nuisance activity regardless of whether there is an arrest or seizure of drugs. A violation will occur regardless of whether the landlord receives complaint of the activity or odors. Nor shall elevation of moisture or use of utilities be required to substantiate a violation of this addendum. Proof of violation shall be by a preponderance of the evidence.

Initials

Initials

Initials

The undersigned tenants hereby agree that they have read the provisions included, "RV Site Rental Policies of North Lake RV Park and Campground" and attached and agree to the same as consideration for the opportunity to lease and occupy the dwelling in question at North Lake RV Park and Campground.

I acknowledge that I have read the RV Site Rental Policy, Criminal and Drug Policy, Marijuana Policy and agree to uphold all said policies of North Lake RV Park and Campground.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____