

Patt's Place, LLC
1591 St. Francois Rd.
Bonne Terre, MO 63628
573-315-7183
pattmelissa2@gmail.com
On-site RV Rental Agreement

Rental Rules and Regulations

1. **Check in/out time**-Check-in 2 pm CST or after, check in before 8 pm CST.
Check out is by 11 AM CST.
No early check in or late check out w/out special written arrangements made 24 hours prior to check-in day.
2. **Smoking**-The RV located on site is a non-smoking property. You and your guests are prohibited from smoking inside the RV. If you violate this provision, you will be charged a clean-up fee of a minimum of \$150.
3. **Pets**-Pets are not allowed at the RV rental.
4. **Renter's age**-We will not rent to adults under 25 years of age, any person under the age of 25 must be accompanied by an adult 25 yrs of age or older.
5. **Maximum occupancy**-No more than 4 people, including children will be allowed to stay at the on site RV rental. Having more guests than agreed/booked shall be deemed grounds for eviction and immediate removal without reimbursement.
6. **Parties**- this includes any use of rental that causes it to be occupied by more than the amount booked. Use of premises in such a fashion that disturbs neighbors shall be deemed grounds for eviction and immediate removal without reimbursement
7. **Children**-Please keep children safe and within view. The property contains a pond and animals that can attract children. You and your guests will need to keep children from wandering out of site.
8. **Campfires**-A fire pit is provided. You may only use the fire pit for any burning.
Do not bring your own wood. Only local wood may be used. Wood and/or fire starters can be provided for an additional fee by request.
Burning of trash is strictly prohibited.
Be aware of posted fire burning bans. If a fire ban is in place you and your guests are not allowed to start a campfire.
You must extinguish your campfire with water each time. Do not retire to bed before performing this step. You must start from scratch the next time you plan to have a campfire.
Do not leave your campfire unattended.
Keep the grill grate clean. There is an additional charge if the grill is dirty.
9. **Trash**- All trash needs to be placed in trash cans.
Trash will be picked up by the property manager daily.
Do not leave trash outside overnight.
Do not burn trash.

10. **Restricted areas-** There is a pond on the property, swimming, wading and ice-skating is strictly prohibited.
You and your guests may fish in the pond. Fishing poles and worms can be provided for an additional fee by request. Catch and release fishing only.
You and your guests may only feed the catfish with the provided catfish food. Provided for an additional fee. Feeding the fish anything other than food provided is strictly prohibited.
There are animals on the property. The animals are contained within an electric fence.
You and your guests are not permitted inside the fenced areas. Do not feed the animals anything other than food provided by the property management, available by request and for an additional fee.
11. **Road rules-** There is a strict speed limit of 10 mph. Absolutely no reckless driving will be tolerated. The entrance gate must be closed at all times.
12. **Storm Policy/Road conditions-** no refunds will be given for storms. We do not refund due to weather or road conditions.
13. **Cancellations-** To protect against cancellations caused by unforeseeable events such as illness or bad weather, we recommend that guests purchase trip cancellation insurance from a private carrier.
14. **Security Deposit-** A valid credit card is required to make your reservation, there will be a security deposit charged at the time the reservation is made. In order to be refunded your security deposit, the following provisions must be met:
- A. No damage is done to the RV or its contents, or to the property.
 - B. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - D. Soiled dishes and cooking items are cleaned prior to departure.
 - E. No linens, blankets, bedding are lost or damaged.
15. **Damaged/Broken/Lost/Stolen-** Any property or items that are damaged, broken, lost or stolen during stay-the cost to repair or replace the items will be charged to the person renting property.
16. **Insurance-** the renter acknowledges that he/she has been advised by the property owner to arrange adequate personal insurance coverage for all members of his/her party to cover all travel, personal risks/injuries and liabilities and any cancellations.
17. **Inclusive Fees-** rates include a 1 time linen and towel set up.
Linens will be provided for the guest bed if using, upon request.
18. **Rules-** please read and follow all rules/policies regarding the use of the RV and property amenities, copies of rules are located in the information book.
19. **No daily maid service-** While an additional supply of bath towels and toilet paper are included, daily maid service is not available or included in the rental rate.
20. **Falsified reservations-** any reservations obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be Permitted to check in.

21. **Legal Responsibility**-Patt's Place, LLC is privately owned. The owners are not responsible for any accidents, injuries or illness that occur while on the premises (property or facilities). Owners are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm or loss arising from their use of the premises or others whom they invite on the premises. The undersigned agree to indemnify and hold harmless the owners from and against any claims for damages made by any invitee, guest, or occupant of the premises and to pay for all the owners attorney's fees and costs of litigation.

22. **Litigation**-In the event of litigation as a result of violation of this agreement, the undersigned agree to submit to the jurisdiction of the St. Francois County Circuit Court. The undersigned waive their right to jury trial and objection to inconvenient forum. The owners are entitled to recover all of their attorney fees and costs of litigation against the undersigned.