



Hello Monthly Applicant,

Thank you for your interest in a long-term stay at our Park. Attached you will find the rental application, crime free lease addendum, rental agreement and park rules.

Please fill out the rental application and crime free lease addendum & return it to us as soon as possible to ensure that your site will be reserved. Applicants will be placed in a space or on the waiting list in the order the applications are received. If you have any questions or would like more information, please feel free to ask using the contact information below.

Thank you,

South Houma RV Park

Address: 109 J Davis Court
Houma, La 70363

Phone: 985-441-7073

Website: SouthHoumaRV.com



South Houma RV Park

Monthly Rental Application

1. Applicant: _____
Last First M.I. Birth Date

Last 4 SS Number: _____ Drivers License No: _____ State: _____

Phone No. _____ Email Address: _____ Marital Status: _____

Spouse: _____
Last First M.I. Birth Date

Last 4 SS #: _____ Drivers License No: _____ State: _____

Phone No. _____ Email Address: _____ Marital Status: _____

2. Additional Occupants: List Name, age and relationship of all persons who will occupy the premises.

Name	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Address

A. Present or Previous Address: _____ City: _____ State: _____ Zip Code: _____

Owner/Manager: _____ Phone (Required): _____

From/To: _____ Reason for leaving: _____ Rent amount: _____

4. Pets (Additional charges and restrictions may apply)

Will you have any pets with you? (Circle One) YES NO

A. Type: _____ Breed: _____ Weight: _____ Age: _____ Name: _____

B. Type: _____ Breed: _____ Weight: _____ Age: _____ Name: _____

5. Vehicles: List all vehicles, motorcycles, and RV that will be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles. Maximum of 2 vehicles and 1 RV per site.

A. RV Yr: _____ Length (Feet): _____ Make/Model: _____ Color: _____

State: _____ License Plate #: _____

RV Registered Owner: _____ Phone Number: _____

B. Vehicle 1 Yr: _____ Make/Model: _____ Color: _____

_____ State: _____ License No: _____

C. Vehicle 2 Yr: _____ Make/Model: _____ Color: _____

State: _____ License No: _____

6. Applicant Employment Information: (NA if not employed)

A. Present Employer: _____ Employers Phone No: _____ Supervisor: _____

Employer Address: _____

Street Address

City/State

Zip Code

Position: _____ Length of employment: _____ Monthly Salary: _____

Spouse Employment: (NA if not employed)

A. Present Employer: _____ Employers Phone No: _____ Supervisor: _____

Employer Address: _____

Street Address

City/State

Zip Code

Position: _____ Length of employment: _____ Monthly Salary: _____

8. **Additional Questions:** Have you or any person who will occupy the premises ever (Questions A-G must be answered)

- (A) Broken a Rental Agreement..... Yes No
- (B) Been Evicted..... Yes No
- (C) Filed for bankruptcy..... Yes No
- (D) Had a Judgment filed against you..... Yes No
- (E) Been sued for nonpayment of debt..... Yes No
- (F) Been convicted of a felony..... Yes No
- (G) Been convicted for dealing or manufacturing illegal drugs..... Yes No

If YES to any above questions, please explain:

9. **Emergency Contact:**

Name: _____ Phone No: _____ Relationship: _____

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent a RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at South Houma RV Park I agree to be bound by the terms of the attached agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self- addressed stamped envelope.

Applicant Signature: _____ Date: _____

Spouse Signature: _____ Date: _____



Rental Agreement

Guests who are listed on this agreement agree to lease the space in **South Houma RV Park**, referred to in the Balance of this document as “Park”, according to the term set forth in this agreement.

PLEASE REVIEW THE RULES AND REGULATIONS SECTION FOR MORE DETAIL

TERM FOR MONTH-TO-MONTH RENTALS: This Rental Agreement shall establish a month-to-month guest rental. A monthly guest is defined as anyone staying at the park 30 or more consecutive days. Guest acknowledges and agrees that he or she will vacate the space in accordance with the terms outlined in this agreement. Guest also acknowledges that this is a month to month rental, and South Houma RV Park reserves the right not to renew this agreement for any reason. **This Agreement DOES NOT create a tenancy or residency in favor of Guest. Guest must depart by the checkout time on the day immediately following the last night that**

MONTH TO MONTH RENT: Lessee agrees to pay as rental \$ **575.00** /monthly for RV spot(s) beginning on a month to month basis without demand, in accordance with the payment methods set forth in this agreement, commencing on the start of the term of this Rental Agreement.

SECURITY DEPOSIT AND DAMAGES: There is no deposit required, however; The guest acknowledges that they are liable for any damages resulting from their actions to property and infrastructure of South Houma RV and the property of others. If damages occur, they will be assessed and billed to the guest and are due at that time. South Houma RV reserves the right to bill the guests card on file for any damages under the amount of \$200.

RENT DUE DATES

FIRST RENT PAYMENT: The first 30 days rent (\$575) is **DUE IN FULL AT THE TIME THE RESERVATION IS MADE.** If your application is approved by management and you extend your stay beyond 1 month we may prorate and adjust your billing cycle as outlined in the “Second Rent Payment” section below. We may choose not to do this in circumstances where we see fit, in which case, your next month’s rent would be due 30 days from the start of your initial rental period.

SECOND RENT PAYMENT: The second rent payment is **DUE IN FULL AT THE END OF YOUR INITIAL 30 DAY RENTAL PERIOD.** If your stay is extended beyond the initial 30 day period we may prorate your rent for the remaining days in the month in order to adjust your rent due date to the 1st of the month. **For Example:** If your initial rental period ended on Jan 16, your second rent payment due at that time would be as follows: **$\$575/31 \text{ Days} \times 15 \text{ Days remaining in the month} = \$287.5 \text{ Prorated Rent Due}$** . After this, your rent due date would be changed to the 1st of the month for all subsequent months.

ALL SUBSEQUENT MONTHS PAYMENTS: Rent is **DUE IN FULL ON THE 1st DAY OF EACH MONTH** as your billing cycle was previously adjusted to accommodate this change. There is a 5 DAY GRACE PERIOD after which a late charge may be assessed by management in the amount of **\$10/Day** whenever rent is paid more than five (5) days after it is due. A check return charge may be assessed by management in the amount of \$ **35.00** whenever a check for rent or any other charge is returned unpaid from a bank or financial institution.

MOVE-OUT SCHEDULING: The guest shall give South Houma RV a written notice of their plans to vacate the site at least 10 Days prior to the current billing cycle ending. If notice is NOT given 10 days before the lease expires, the next month’s rent may be due in full. If you miss your move out date or do not give proper notice of your intention to stay longer, you understand that you may not be able to extend past this date as a new guest could have the spot reserved at that time. Further, if you miss your move out date, and your stay crosses into the next month, the next month’s rent is due in full on the 1st of that month as outlined above. **This notice can be sent to SouthHoumaRv@gmail.com**

RENT INCREASES: Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take effect less than thirty days from the date of written notice from the park.

CHECK IN- OUT TIMES: **Check-in time is 1:00 PM to DUSK. Check-out time is 12:00 PM.** Guests must arrive during daylight hours. ETA must be given to ensure a representative is available to orient guests to the park facilities.

PAYMENT METHODS: All rent due shall be made payable to: South Houma RV Park

MAIL Checks or Money Orders to: (Please include the name of the lessee and the site number.) **PO BOX 3698, Houma, LA 70361**

PAY ONLINE: www.SouthHoumaRVPark.com

SERVICES PROVIDED: Additional services to be provided by the Park are: Basic Wi-Fi ; Coin Operated Laundry ; Water ; Electricity ; Sewer-Hookups

ADDITIONAL CHARGES: In addition, (If Applicable) the following services or other charges may be billed by the Park to the Guest(s) on a monthly basis if long-term guests and as needed for short-term stays: Additional Vehicles ; Additional Guests

For Long Term Guests: The charges for these services are due with the rent following the billing under the same terms and conditions as the payment of rent.

PARK RULES AND REGULATIONS: The Park Rules and Regulations are incorporated herein by reference as though fully set forth at this point. Guest(s) agree to comply with all **Park Rules and Regulations** that now exist and such additional rules as may be promulgated by the park from time to time.

EVICTIION: Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for the rules or anyone who's rent is delinquent more than five days. No Refunds will be provided for such evictions. If Guest fails to timely depart, South Houma RV Park may provide Guest three (3) days' notice to vacate by posting the same on Guest's RV, vehicle or other property, or by sending the notice to Guest's street or email addresses on file. Following the expiration of the three (3) day notice period, South Houma RV Park may remove and store Guest's vehicle and other property at Guest's expense.

CHANGES IN RULES, STANDARDS OF MAINTENANCE, SERVICES, and EQUIPMENT OR PHYSICAL IMPROVEMENTS:

The Park's rules and regulations, standards of maintenance of physical improvements in the park, together with services (including utilities), equipment and physical improvements within the park may be changed from time to time as provided by any law then in effect.

ENTRY UPON RESIDENT'S SPACE: The Park shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises if the occupant fails to do so, and the protection of the Park at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the occupant's quiet enjoyment. The Park may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

TERMINATION OF RENTAL AGREEMENT BY GUEST: Guest(s) understands that this Rental Agreement will remain in effect and Guest(s) will be liable to pay rent as set forth in this Agreement whether or not the Guest(s) occupies the space or maintains recreational vehicle at the space for the term of this Rental Agreement, unless the Guest(s) sells the recreational vehicle to a purchaser who is approved by the Park and who executes a new Rental Agreement or unless the Guest(s) removes the recreational vehicle from the Park.

RENTING OR SUBLETTING: Guest(s) shall not sublease or otherwise rent all or any portion of Guest(s)'s recreational vehicle or the premises. Guest(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of this paragraph. If Guest(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment with the meaning of this paragraph.

PETS: Special Permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. The Pet Rules are incorporated herein by reference as though fully set forth at this point. Guest(s) agrees to comply with all Pet Rules that now exist and such additional Rules as may be promulgated by the Park from time to time.

USE PROHIBITED: The recreational vehicle and premises shall be used only for private residential or private recreational purposes and no business or commercial activity of any nature shall be conducted thereon.

WAIVER: The waiver by the Park or, of the failure of the Park to take action in any respect because of any breach of a term, covenant or condition contained herein of the violation of a Park Rule or Regulation shall not be a waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Guest(s) or any violation of Park Rules or failure of Guest(s) to pay any particular rent, regardless of the Park's knowledge of the preceding breach or violation of Park Rules or Regulations or failure to pay rent.

INDEMNIFICATION: The Guest (including any family members, heirs, Estate, or assigns) understands and agrees that they are responsible for any and all injuries and/or property damage during the time of this rental or any violations of the rules and stipulations in this Agreement, and further **AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS** the owner and any of its employees from and against, any and all liability and/or claims whatsoever, for personal injury, bodily injury, death, and/or property damage or property loss, resulting from the use of this rental site, any actions or conduct of myself and/or other users of this rental site, and/or any violations of this Agreement or rules contained herein. The Lessee understands that South Houma RV Park assumes no responsibility for personal injury, property damage, fines, or legal obligations which may be incurred during the use of the rental campsite.

Guest understands and agrees that they are responsible for the actions of and safety and welfare of any person(s), associated with this rental site. Any persons or group of persons may be evicted by the Management for failure to conform to policies, regulations, or laws associated with this facility. Refunds will not be processed to the leasee in these instances.

All RV's and other vehicles must have current license, registration and insurance at all times. The camper agrees to carry and maintain in full force and effect adequate property and liability insurance on any vehicle or recreational unit brought into the park. We are not responsible for your losses due to theft, fire, storms, accidents, or rushing or rising water.

HURRICANE AND SEVER WEATHER NOTICE: RVs are NOT a safe place to take shelter during severe weather events. You should monitor weather updates and follow all directives or special instructions from local officials including complying with any evacuation orders. South Houma RV Park maintains the right to order a full RV park evacuation for Hurricanes or other severe weather threats.

ATTORNEY'S FEES AND COSTS: In any action arising out of Guest(s)'s tenancy or this Agreement the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if the judgment is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

INTERPRETATION: Each provision of this agreement is separate, distinct, and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not be affected.

EFFECT ON THIS AGREEMENT: Guest agrees that this Rental Agreement contains the entire Agreement between the parties regarding the rental of space within the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

SUCCESSORS AND ASSIGNS: This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and inure to the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

ALTERATION OF THIS AGREEMENT: This Agreement may be altered by Guest only by written agreement signed by both of the parties or by operation of law. This Agreement may be altered by owner by written agreement signed by both of the parties, by operation of law or in any manner in accordance with Louisiana State law.

ACKNOWLEDGMENT: Guest(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further, that he and/or she have read and understand each of these documents. Guest(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

Guest Signature: _____ Date: _____

Guest Name: _____

Guest Signature: _____ Date: _____

Guest Name: _____

Manager Signature: _____ Date: _____

Manager Name: _____

PARK RULES AND REGULATIONS

The purpose of these rules is to make this park a better and neater place for you and your neighbors to live. Your cooperation is greatly appreciated.

CHECK IN- OUT TIMES: **Check-in time is 1:00 PM to DUSK. Check-out time is 12:00 PM.** Guests must arrive in daylight hours. ETA must be given to ensure a representative is available to orient guests to the Park facilities.

SPEED LIMIT: Speed Limit is **10 MPH**

QUIET HOURS: 10:00 PM to 8:00 AM.

OCCUPANCY LIMITS:

MONTHLY GUESTS - A maximum of FIVE (5) persons and TWO (2 Adults) allowed per RV site. Extra Charge for more than 5 **IF** allowed by management.

DAILY/WEEKLY CAMPERS – A maximum of 8 persons allowed per RV site. Extra Charge for more than 8 **IF** allowed by management.

PARKING RULES:

- 1) Maximum of 2 vehicles and 1 RV per site.
- 2) No additional trailers, boats etc allowed in space without management approval.
- 3) Parking on roads is prohibited. Parking is provided at buildings for use of buildings only. No overnight or guest parking in building parking spaces.

VISITORS AND GUESTS:

- 1) Overnight visitors are permitted to stay up to 2 consecutive nights in any 7 day period. Any visitor wanting to stay more than 2 nights must register with the office prior to the visitor's stay.
- 2) You, as our guest are responsible for the conduct of your visitors. Please ensure that they are familiar with all of our Rules and Regulations before they enter the park.
- 3) Visitors are not allowed to bring any pets into the park.
- 4) Guests and their visitors use the site at their own risk.

STRICTLY PROHIBITED ACTIVITIES:

- 1) No non-operable vehicles allowed, and No vehicle maintenance, oil changes or repairs allowed. Emergency repairs may be allowed with manager approval. See management prior to starting any emergency repairs.
- 2) No temporary buildings, structures, outside appliances, window air conditioners, etc. without management approval.
- 3) Limit of two (2) Large Ice chests or Rubbermaid type containers on each site.
- 4) No open fires except in barbeque grills.
- 5) Do not flush anything except **SEPTIC SAFE toilet paper** down toilets. Please no tampons, condoms, diapers, etc. If the lessee's actions result in any sewer issues, it is the lessee's responsibility financially.
- 6) No outside clothes lines are to be used.
- 7) No Soliciting or any commercial activity.
- 8) Absolutely No Sub-Leasing.
- 9) No fireworks allowed.
- 10) Off road, all terrain or unlicensed vehicles are not permitted to be ridden in the park.
- 11) Rowdiness, loud music, abusive language, violent behavior, and drunkenness, possession or use of drugs will not be tolerated at any time.

- 12) Objectionable conduct of any kind or violation of any park rule or anyone causing a disturbance will immediately be asked to leave the premises and will forfeit all fees.
- 13) Please respect your neighbor and do not cut through their site.
- 14) No tents. Also before driving stakes of any kind into the ground, please contact the office. This is for your safety as well as that of our water, sewer and electric lines.
- 15) Vandalism in any form will not be permitted.
- 16) Any weapons including, but not limited to Air rifles, BB guns, Bows & Arrows, Fireworks, etc. are prohibited in or around park area.
- 17) No Hunting on the property.
- 18) No bicycle may be ridden in a campground after dark, unless it is equipped with lights on both front and rear and the lights are turned on while the bike is being ridden. Applicable state laws for helmets shall be followed at all times.

APPROVED ACTIVITIES AND SITE EXPECTATIONS:

A. ITEMS LEFT OUTSIDE OF RV:

- a. One (1) Small Rubbermaid type plastic shed may be approved by management on an individual basis to be placed behind. Maximum 4'X 8' Exterior Floor size.
- b. Outdoor patio furniture, a few potted plants, etc. may be allowed on your patio as long as site looks neat and uncluttered. No landscaping (plants/bushes/fences/gardens/lawn jockeys) may extend beyond your patio pending approval of the office. No indoor furniture may be left on patio.
- c. Limit of two (2) Large Ice chests or Rubbermaid type containers on each site.

B. CLEANLINESS AND TRASH: Outside of the RV and Lot area must be kept clean and free of debris. Trash must be bagged and placed in trash cans by the entrance.

C. SEWER HOOKUP: A positive sewer seal is required at both ends of your sewer hose.

D. INSURANCE: All RV's and other vehicles must have current license, registration and insurance at all times. The camper agrees to carry and maintain in full force and effect adequate property and liability insurance on any vehicle or recreational unit brought into the park. We are not responsible for your losses due to theft, fire, storms, accidents, or rushing or rising water.

E. SITE BOUNDARIES: Each RV will use one space and hookups for that assigned space only. No property shall encroach on any other space other than the assigned RV Site.

F. PETS: A maximum of 2 pets per RV are allowed. All pets must be registered with office prior to bringing pet into park. Additional pet restrictions apply, see management for pet rules.

G. RV UPKEEP: Any RVs that fall into a state of disrepair will NOT be allowed to remain in the park. Any RV over 10 years old may not be eligible to gain long term entrance into the park unless approved by management. You are allowed to wash your RV on the premises, but please do not wash personal vehicles on-site.

CHILDREN: Parents are responsible for the supervision, conduct, and behavior of their children at all times.

SMOKING: Smokers please do not throw cigarette butts on the ground. No Smoking in ANY park building. Please advise your guest.

OTHER PARK RULES AND ACKNOWLEDGEMENTS:

- 1) Renters and all other users of this property are liable for all property damages. All Local, State and Federal laws are applicable to all persons on the premises.
- 2) Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for the rules without a refund. Guests and their visitors use the site at their own risk.
- 3) Rent is due on your due date. Five days grace period will be given for late rent payments. Anyone later than five days will be charged \$10.00/day. Anyone later than five days may be evicted.
- 4) Occupants and their vehicles may be removed without a judicial hearing by law enforcement officers upon 72 hours written notice for failure to pay full amount of space rental when due or for failure to comply with written rules and regulations of the park.
- 5) Management assumes no responsibility for accidents, injuries, or losses from any cause.
- 6) We reserve the right to make changes to the rules, regulations and fees that we deem necessary.

We cannot strongly enough emphasize the necessity of each guest's conformance with the rules. Your cooperation will make this park a better and neater place for you and your neighbors to live

Guest Signature: _____

Date: _____

Guest Name: _____

Guest Signature: _____

Date: _____

Guest Name: _____

PETS - RULES AND REGULATIONS

Special permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park.

After moving into the Park, a pet may not be acquired without written permission from the Park Management. Park Management must approve all pets before application to rent is accepted.

If a pet is lost or dies, written permission to acquire a new pet must be obtained from Park Management.

If any of the rules regarding pets is violated, and such violation is noted by Park Management or a valid complaint is made by another Resident, the Resident owner of the pet will receive an official notice in writing stating that the right to keep a pet within the Park is terminated.

TYPES OF PETS ALLOWED:

- ❖ The types of pet permitted are: a domesticated bird, cat, dog, or aquatic animal kept within an aquarium. Only medium sized cats or dogs (which, at maturity, do not exceed 50 pounds in weight) are permitted.
- ❖ No more than two (2) dogs or cats is permitted. Resident may keep a maximum of two (2) birds and/or (1) aquarium.

PROHIBITED PETS:

- ❖ Pit Bulls, Chow Chows, Rottweilers, Doberman Pinschers and other aggressive breeds are expressly prohibited.
- ❖ Non-house pets (including farm animals) are prohibited under any circumstances. Strange and exotic pets are not permitted.

The following rules must be strictly followed by all pet owners:

- ❖ Each pet must be licensed and inoculated in accordance with local law. Evidence of licensing and inoculation shall be submitted to Park Management within seven (7) days of receipt of written request for such information.
- ❖ All pets must be registered with office prior to bringing pet into park
- ❖ Maximum of two (2) quiet well-mannered pets are allowed per site.
- ❖ Pets must be on a leash when not inside the RV.
- ❖ All pets are to be kept inside at night and are never to be left unattended.
- ❖ Any pet running loose in the Park will be turned over to SPCA or other authority. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.
- ❖ Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's site, flower beds, shrubs, etc. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, and the Park and Park Management shall not be liable for any loss, damage or injury of any kind whatsoever caused by Resident's pet.
- ❖ No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure. Small temporary pet pens may be used as long as they are stowed inside or under RV while not in use.
- ❖ Visitors are not permitted to bring any pet into the Park.

- ❖ Feeding of stray cats and other animals is prohibited.
- ❖ The tying up of pets outside the RV and/or leaving them unattended outside is prohibited.
- ❖ No tying up of pets to any park property at any time.
- ❖ If Resident's pet is allowed to exercise in Resident's yard or elsewhere, all excrement must be picked up, wrapped in paper and placed in the trash immediately (bags are available throughout the park).
- ❖ Park Management encourages pets to be spayed or neutered. However, in the event of offspring, Park Management must be immediately notified and written permission of Park Management must be obtained for the offspring to stay in the Park for a temporary period not to exceed eight (8) weeks.

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21U.S.C. 802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined by applicable state and federal law, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in any illegal activity, including: prostitution as defined by applicable state and federal law; criminal street gang activity, as defined by applicable state and federal law; assault and battery, as as defined by applicable state and federal law; burglary, as defined by applicable state and federal law; the unlawful use and discharge of firearms, as defined by applicable state and federal law; sexual offenses, as defined by applicable state and federal law, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other guest or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In Case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Guest Signature: _____

Date: _____

Guest Name: _____

Guest Signature: _____

Date: _____

Guest Name: _____



MOVE-IN AND PAYMENT SUMMARY

MOVE-IN DATE: _____

EXPECTED NUMBER OF MONTHS OF STAY: _____

1st MONTHS LEASE: Due Date _____ Amount _____

2nd MONTHS LEASE: Due Date _____ Amount _____

3rd MONTHS LEASE: Due Date _____ Amount _____

Guest Signature: _____

Date: _____