

**South Tyler RV Park**

**Monthly  \$275.00 plus Electric/ Weekly  \$175.00 Electric Included /**

**Daily  \$30.00 Electric included**

**WI-FI password : happycamper**

This Lease Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the Landlord, South Tyler RV Park, 12851 Mills Dr., Tyler TX 75703 and the

Tenant:

\_\_\_\_\_ Email Address

\_\_\_\_\_ Name

\_\_\_\_\_ Home Address

\_\_\_\_\_ Cell Phone # Home Phone # Work Phone #

1. Landlord agrees to lease to the Tenant, Camping Site No. \_\_\_\_\_ in the South Tyler RV Park.
2. The lease term shall begin on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and is renewable monthly/weekly/daily pending payment. The monthly/weekly/daily fee for this lease is :

\$ \_\_\_\_\_ + \_\_\_\_\_ = \$ \_\_\_\_\_  
 Monthly/weekly/daily Rent Additional Fees Total Rent

3. Description of the UNIT to be placed on the leased site(s) is as follows:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

Serial No.: \_\_\_\_\_ Size: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ State: \_\_\_\_\_

This RV Unit is titled in the name of: \_\_\_\_\_

The lien Holder, if any, is: \_\_\_\_\_

LANDLORD, or its agent, shall inspect the RV upon arrival and may refuse to admit the RV if it is damaged, unsightly, unsafe improperly registered, or otherwise unfit in the sole discretion of the LANDLORD to be in the park.

**4. RENTS:**

The LANDLORD rents to the original tenant only. No subletting is allowed. Base rent is for two(2) persons only. Tenants must be 21 years of age.

All rents must be paid in advance on the day due. Delinquent days will be charged at the current daily rent rate plus a \$25.00 late fee.

**REFUNDS:**

THERE ARE NO REFUNDS. Monthly rates are for one(1) full calendar month. All additional days will be charged at the current daily rate. Exceptions can be made with approval from manager and we will work with all tenants.

**ELECTRIC:**

Electric meters will be read at the end of the month and payment due. Electric will be charged at the current TXU rate per kilowatt. Kilowatt rate: \$0.12

**VEHICLES:**

All vehicles, RV's, Trucks, automobiles, vans and motor cycles must be kept in an operable condition. All vehicles must have a current License plate. Boats, Four Wheelers require the owner's permission before storage in the park. Additional charge may be assessed for any extra vehicles. No vehicles allowed on blocks. Do not Block Traffic areas. Speed limit is 5 mph enforced. Maximum of 2 vehicles per site.

5. SECURITY DEPOSIT: Tenants shall pay the amount of \$75.00 for a security and/or utility deposit, which shall be refunded upon termination of the Tenant(s)'s tenancy in the Park to the extent that the amount is not necessary to remedy the Tenant(s)'s default in the performance of this Rental Agreement and/or to repair damages to the space or Park caused by the Tenant(s), not including ordinary wear and tear.
6. LANDLORD shall retain the right to designate RV space. Every effort shall be made to assign Tenant the RV space of his/her choice; however the rights of other Tenants and the LANDLORD's business judgment shall also be relevant factors in the assignment of RV space.
7. LANDLORD may refuse to rent RV space to any person for any reason.
8. All RV space rent shall be payable in advance.
9. INSURANCE: Tenant agrees to have the RV covered by a full insurance package. Tenant agrees to release and discharge LANDLORD from any and all responsibility or liability for injury(including death), loss or damage to persons or property in connection with Tenant's RV facility. This release and discharge shall cover without limitation any loss or damage resulting from LANDLORD's employees parking or hauling Tenant's RV, vandalism, theft, fire, hail, high/low water, wind, collision, ice, rain, or any other act of GOD.
10. WAIVER: Without limiting paragraph 11 hereof, Tenant he/she/its successors and assigns, except for damages arising from intentional acts of LANDLORD, hereby irrevocably waives any right he/she/it had, has or may hereafter have to make any claim against LANDLORD (or its insurer) for damages to TENANT's personal property, including damages to Lessee's RV or trailer, which is the subject of the Agreement or while said personal property is located on TENANT's property.
11. The failure of LANDLORD, on one or more occasions, to enforce any term of this agreement shall not act as a waiver of the TENANT's right to enforce that or any other term of this agreement at any time or any other occasion.
12. All Structures must be approved by the LANDLORD prior to construction including material and color. Any construction shall meet the local building codes.

13. By Entering this property you agree to abide by the Campground Rules.

Tenant hereby agrees to abide by the terms of this agreement

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Signature of Tenant

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Date

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Printed Name