

# BLUE BARN RV PARK RENTAL AGREEMENT

Call/ Text 509-731-3791

This Rental Agreement ("Rental Agreement") is dated \_\_\_\_\_, 20\_\_\_\_, by and between Two Crows Dallesport LLC, dba Blue Barn RV Park ("Lessor"), and ("Lessee"). The parties agree as follows:

**PREMISES.** Lessor, in consideration of rental amount paid as calculated below Agrees to rent to Lessee RV Spot(s) \_\_\_\_\_ at the Blue Barn RV Park located at 2297 Dallesport Rd. Dallesport, WA 98617. *See attached Park Map for spot location.*

	Daily	Weekly	Monthly
RV Rates	\$45.00	\$245.00	\$650.00
More than 2 adults/4 children under 18	\$5.00	\$25.00	\$100.00

One vehicle per site (one additional allowed in overflow parking pending manager approval).

**TERM.** DAILY/WEEKLY/MONTHLY the sum of \_\_\_\_\_ dollars are rent for Day(s)/Week(s)/Month beginning on \_\_\_\_\_, 20 \_\_, through \_\_\_\_\_, 20 \_\_. *Full payment is due at the time this agreement is signed. Payment may be made by cash, check or money order. All taxes included in amounts listed above. There is NO permanent residency allowed in the park. Park owners reserve the right to refuse service to anyone. \$10 late fee shall be assessed per day up to \$50 if payment is not made in full by the 4th day of the month.*

*Please make checks/ money orders payable to: Two Crows Dallesport.*

**POSSESSION.** Lessee shall be entitled to possession on the first day of the term of this Rental Agreement, and shall yield possession to Lessor on the last day of the term of this Rental Agreement, unless otherwise agreed by both parties in writing. At the expiration of the term, Lessee shall remove its goods and effects and peaceably yield up the Premises to Lessor in as good a condition as when delivered to Lessee, ordinary wear and tear expected.

**USE OF PREMISES/ABSENCES.** Lessee shall occupy and use the Premises as a dwelling unit. Lessee shall notify Lessor of any anticipated extended absence from the Premises not later than the first day of the extended absence. **OCCUPANTS.** No more than 4 person(s) may reside on any one RV Spot unless prior written consent of the Lessor is obtained. An additional fee of \$10 per person per day above 4 people shall be required.

**QUIET TIME.** Between 10 pm and 7 am - please be considerate of others, no loud music at any time.

**CHECK IN/ OUT.** Check in is at 1pm check out is at 12pm. Late check out is subject to an additional fee of up to \$40.00 **INTERNET.** Wireless Internet is for our guests. Blue Barn RV Park is not responsible for the operation of this service or for the content viewed or delivered via this service.

**PETS.** Pets shall not be allowed without the prior written consent of the Lessor. All pets shall be kept on a short leash at all times. No pets shall be tied to trailers or stakes. Pets must be restrained from barking or disturbing other guests. Pets are not allowed in the rest rooms or laundry facilities unless they meet the legal definitions of a service animal. Pets must be taken to the pet area for potty needs and owners are responsible for bagging and properly disposing of any solid waste. Failure to adhere to these rules shall subject individuals to immediate eviction without refund. **PARKING.** One vehicle per space unless prior written approval of manager is granted. Additional fees of \$5 daily, \$10 weekly, and \$25 monthly shall apply per extra vehicle. Vehicles must be in working order, parked parallel to the RV, and out of the main drives at all times. **MAINTENANCE.** Lessee shall keep and maintain the RV spot in a clean and sanitary condition at all times, and on the expiration or earlier termination of the tenancy shall surrender the RV spot to Lessor in the same condition it was in at start of the Rental Agreement. Lessor shall check holding tank gauge prior to checking in. Holding tank must be empty at time of checking in. Failure to comply with holding tank requirement shall void the Rental Agreement. **UTILITIES AND SERVICES.** Lessor shall pay for all water, electric, WiFi, and garbage. Shower facilities shall be free of charge to occupants and authorized guests only. Laundry is coin operated.

**TERMINATION UPON SALE OF PREMISES.** Notwithstanding any other provision of this Rental Agreement, Lessor may terminate this Rental Agreement upon 60 days' written notice to Lessee that the Premises have been

**sold. DEFAULTS.** Lessee shall be in default of this Rental Agreement if Lessee fails to fulfill any Rental Agreement obligation or term by which Lessee is bound.

**NON-SUFFICIENT FUNDS.** Lessee shall be charged \$25.00 for each check that is returned to Lessor for lack of sufficient funds. **INDEMNITY REGARDING USE OF PREMISES.** To the extent permitted by law, Lessee agrees to indemnify, hold harmless, and defend Lessor from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Lessor may suffer or incur in connection with Lessee’s possession, use or misuse of the Premises, except Lessor’s act or negligence. Park is not responsible for any electrical components on RV’s.

**TRASH.** Dumpsters located in the park are for personal use by guests of the park only. All garbage must be bagged and tied. Boxes must be broken down. Trash shall not be left outside by your RV. Sites are to be kept clean and orderly as determined by management. Washing Vehicles in the Park is prohibited. Keeping RV’s clean and in good repair is required.

**DANGEROUS MATERIALS.** Lessee shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Lessor is obtained and proof of adequate insurance protection is provided by Lessee to Lessor. **FIRES & FIREARMS.** No open fires. No Fireworks. No open Firearms may be displayed at any time.

**PROHIBITED CONDUCT.** Disorderly, public intoxication, illegal drug use, obscene language, harassment, conduct that is deemed obnoxious, vulgar or disruptive by management. Clothes lines, electric space heaters, heater boxes, pig tails, illegal drugs of any kind. Person(s) caught in violation are subject to immediate eviction without refund.

**COMPLIANCE WITH REGULATIONS.** Lessee shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Lessee shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

**ASSIGNABILITY/SUBLETTING.** Lessee may not assign or sublet the space or any interest in the Space, without the prior written consent of Lessor.

**NOTICE.** Notices under this Rental Agreement shall be deemed valid if placed on the door of the RV.

**COUNTERPARTS.** If this agreement is executed in multiple parts, all counterparts taken together constitute this agreement. Copies of signature are as effective as originals.

**GOVERNING LAW.** This Rental Agreement shall be construed in accordance with the laws of the State of Washington.

**ENTIRE AGREEMENT/AMENDMENT.** This Rental Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Rental Agreement. This Rental Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**SEVERABILITY.** If any portion of this Rental Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Rental Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**WAIVER.** The failure of either party to enforce any provisions of this Rental Agreement shall not be construed as a waiver or limitation of that party’s right to subsequently enforce and compel strict compliance with every provision of this Rental Agreement **BINDING EFFECT.** The provisions of this Rental Agreement shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

**LESSOR:**

\_\_\_\_\_  
Blue Barn RV Park  
2297 Dallesport Rd. Dallesport,  
WA 98617

**LESSEE:**

\_\_\_\_\_  
Last                      First                      Middle

\_\_\_\_\_  
Address                                      City                      State                      Zip

\_\_\_\_\_  
Phone

By signing Below, you agree and understand all of the terms and conditions contained in this Agreement.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Driver's License #

\_\_\_\_\_  
Print

**ADDITIONAL PERSON(S)**

Name(s)	Phone number(s)

*(You will be asked to provide a copy of photo ID and information for each person staying at the park. A valid Driver's license must be provided for primary Lessee. Photo ID is not required for individuals under 18) Each person listed on the agreement shall abide by all terms and conditions of this contract.*

**ADDITIONAL VEHICLE(S)**

Provide the following information for each vehicle that will be at the Park;

Lic. #	Make	Model	Year	Color

*All vehicles NOT listed on the Agreement shall be towed if not on the agreement unless prior authorization is abstained in writing by management.*

The rules contained in the agreement are for the health, safety and general welfare of all individuals here at the Park. We hope that you enjoy your stay with us.