

# **MONTHLY RENTAL AGREEMENT**

**This Agreement**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_., by and between \_\_\_\_\_, hereinafter LESSEE,

and **Rankin Lonesome Dove RV Park LLC (Brandon & Stephanie Brown**, hereafter LESSOR.

Minimum age to rent is 18 years of age. Person renting the RV/trailer space must remain in attendance for the entire time the RV space is rented.

1. **FORM OF PAYMENT:** Lessee agrees to pay rent each month in the form of a personal check, or a cashiers check, or a money order, or a credit/debit card or cash in the amount of \$ \_\_\_\_\_, made out to: **Rankin Lonesome Dove RV Park LLC**
2. **LATE PAYMENT:** Should said rent payment not be received in the hand of the Lessor within five (5) days of the due date, **without prior approval**, additional late fees in the amount of Twenty Five Dollars (\$25.00) per day for each day late and shall be paid with the rent payment.
3. **UTILITIES:** Utilities are being paid by the Lessor, **THE RESPONSIBILTY OF THE LESSEE ARE;**
  - a. To be conservative by turning up or off the AC unit(s) when the RV is not occupied,
  - b. Water leaks must be fixed and hoses replaced upon finding of repairs needed.
  - c. Sewer connections must have proper fittings or claps to avoid any leakage.
  - d. All hookups and connections shall be inspected regularly to avoid and prevent water and fire and electrical damage.
  - e. IF Lessor notes any leaks or problems with any connections to RV, the RV will be disconnected until repairs are made by Lessee.

**\*5. EXCESSIVE ELECTRICAL CHARGES/USEAGE WILL BE PASSED ON TO THE LESSEE AT THE RATE THE LESSOR IS BEING CHARGED PER KWH BY THE ELECTRIC PROVIDER.**

**6. PARKING:** Lessor does not assume any liability for damages caused by fire, theft, casualty of any other cause whatsoever with the respect to any vehicle or its contents (work or personal).

**7. PETS:** Pets shall not be allowed without prior consent of the Lessor. Should such consent be given, any damages to the property, or injury to any person(s) shall be the responsibility of the owner and shall be paid to the Lessor upon request. The animal **MUST** have proof of all rabies vaccinations and be registered with the City of Rankin in accordance to City Ordinance NO. O-2010-03.

**8. RULES AND REGULATIONS:** Lessee will be responsible and ensure that **NO** underage drinking is allowed and ensure the safety and sobriety of any and all persons visiting or staying at the location. **NO** illegal drugs or substances allowed in or on the premises. Noise levels **SHALL NOT** impact any others at the trailer/RV park. **QUIET HOURS** are 11:00pm to 7:00am and are strictly enforced. Noise emitting equipment, bright lights, music and/or loud voices is not permitted during this time. We ask all renters to please respect their neighbors. Lessor may adopt other rules and regulations at a later time which can include but not limited to monthly rate change. Lessor will give advanced notice in writing to all tenants.

**9. UPKEEP OF PREMISES:** Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to Lesser in as good condition as was received. No trash or non-working vehicles will be allowed to accumulate on any portion of the property. Removal and or cleanup of the trash or vehicle will be at the Lessees expense. Lessee is responsible for any damage(s) done to the property including but not limited to electrical, sewer, water, plumbing, laundry facility and damage done to others property.

**10. HOLD HARMLESS:** Lessor does not assume any liability for loss, damage or injury to persons or property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, sewer, plumbing or electrical. Nor will the Lessor accept liability for any loss or damages caused by weather conditions, natural disasters, Acts of God, Or other reasons beyond its control.

(INT)\_\_\_\_\_

**11. DEFAULT:** If Lessee fails to pay rent when due, or violate any of the terms of this lease, the Lessee MAY be asked to vacate premises immediately. This is at the discretion of the Lessor. Should law enforcement have to be called to your site due to your indiscretion this is a violation of your lease agreement and you MAY be asked to vacate premises immediately. Any legal costs will be paid by the Lessee.

(INT)\_\_\_\_\_

**12. VACATING PREMISES:** If/When Lessee vacates the RV site property you are required to notify the Lessor immediately. Thank you for the courtesy.

(INT)\_\_\_\_\_

**PETS: YES-NO BREED/SHOTS:** \_\_\_\_\_

**LESSEE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**RV INFO:** \_\_\_\_\_ **LENGTH:** \_\_\_\_\_

**RV SITE#:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**LESSER INFO:** Rankin Lonesome Dove RV Park LLC Brandon Brown 432-302-0648,

Stephanie Brown 432-302-1202

Rankin Lonesome Dove RV Park LLC, PO BOX 156, RANKIN, TEXAS 79778