

THIRTY DAY AGREEMENT

Lake KI RV Resort & Camp



This agreement, made ____ day of _____, 20____, between Lake Ki RV Resort & Camp (the RESORT) and _____ (name), _____ (address)
Phone# _____ Cell Phone _____ (the GUEST).

RESORT agrees to rent to GUEST, Site# _____. The Rental Term shall be on a day-to-day basis, which may be terminated at any time by RESORT.

GUEST agrees to the following terms and conditions:

- a. **PAYMENT:** My 30-day camping payment is due on or before the _____ of each month in the amount of \$ _____. Initial payment will be prorated to this date and will include a \$ _____ Damage/Cleaning fee. Late payments are subject to a **10%** penalty on the entire amount due. Payment must be made in the office, office drop box, or mailed to this address: Lake Ki RV Resort & Camp, 2904 Lakewood Road, Arlington, WA 98223.
- b. **RULES:** I agree to read and comply with all rules in this agreement and the following two documents available in the resort office. It is my responsibility to secure a listing of all Rules and Regulations. RESORT may change rules at any time.
 - a. **Lake Ki RV Resort & Camp Rules and Regulations**
 - b. **Lake Ki RV Resort & Camp Pet Rules**
- c. **AUTHORIZED VEHICLES & OCCUPANTS:** The only RV, vehicles, and occupants allowed to stay at my site are those listed in this agreement. Any changes must be authorized by RESORT.
- d. **INSURANCE:** I agree to carry my own liability and comprehensive insurance and vehicle registration during the term of this Agreement. I will furnish proof of insurance to RESORT if requested.
- e. **VISITORS:** I may host two (2) free visitors per day. Each visitor must register and display a pass; must park their vehicle as determined by RESORT in my site or Guest Parking; and must be in my company. Each additional visitor beyond two (2) will be charged the standard Day Camping fee unless approved in advance by RESORT. A visitor is not allowed to stay overnight unless authorized by RESORT. RESORT reserves the right to charge for an overnight visitor.
- f. **EXTRA VEHICLES:** A boat, trailer, motorcycle or any other vehicle beyond two per site are subject to a **\$75.00 per month storage fee** and can only be stored with a signed Storage Agreement. RESORT reserves the right to allow an extra vehicle and determine where that vehicle is parked, either on my site or in areas designated for extra vehicles. All vehicles require proof of insurance and valid registration and must be in name of site occupant.
- g. **UTILITIES:**
 - a. **SEWER:**
 - Sewer hook-up is available at my site. **No chemicals will be used in my tank.**
 - My sewer will be pumped once-per-week. Each additional pumping is **\$35**. I will use ONLY RV toilet paper in my RV and will maintain the proper amount of chemicals in my black tank. I understand that should my RV cause the sewer pumping machinery to fail that I will be held responsible for ALL labor, parts, and repair costs.
 - b. **WATER:** Water hookup is available at the site. During the winter months, I am responsible for keeping my water hose from the spicket to my trailer thawed. *RESORT shall be responsible only for the water line up to the spicket.*
 - c. **ELECTRICAL:** An electrical receptacle is available at the site.
 - Electricity is included in the monthly camping fee for my RV only.
 - Electricity is not included in the monthly camping fee. Electricity charges will be billed monthly at the current PUD rate.
 - d. I will be notified 30 days in advance of any changes in utility charges.
- h. **APPEARANCE:** To help maintain a certain standard of appearance:
 - a. RESORT limits vehicle age for extended stay (longer than 2 weeks). **Without prior approval, an RV more than 10 years old is not permitted** for extended stay.
 - b. I understand my RV must be in good condition, washed on a regular basis, and well maintained.
 - c. Before erecting or building anything at my campsite, I must first get approval from RESORT. RESORT reserves the right to charge for each additional structure on my site.
 - d. My campsite shall remain neat and orderly at all times.
 - e. No tarps are allowed on my campsite.

- f. Storage of material of any type under a vehicle is strictly prohibited. My site must remain free from trash, detritus, and unused items other than a patio table, chairs, BBQ grill, umbrella and awning.
- g. RESORT reserves the right at any time to ask me to remove any item on my site or to remove or disassemble anything built or erected on my site.

RENT INCREASE: RESORT agrees to supply me with written notification of any rent increase at least 15 days prior to my next payment due. Rent may be adjusted at any time if taxes or utilities increase or decrease.

- i. **RECOVERY OF UNPAID BILLS:** GUEST acknowledges that RESORT is hereby given a lien upon RV and Vehicles listed in this agreement to secure all site rental fees, repairs, hardware, materials, labor or services rendered to or supplied to GUEST during the terms of this Agreement. Any item left on RESORT's property 15 days beyond the expiration of this Agreement will be offered for public sale to cover site rental charges.
- j. **DAMAGE/CLEANING DEPOSIT:** I authorize RESORT to use my Damage/Cleaning deposit to repair damage caused by me or to clean my site. Any **remaining balance will be mailed to me within 5 days** after my departure date ONLY if I leave a mailing address. If I do not leave a mailing address, I forfeit any remaining balance.
- k. **PERSONAL PROPERTY:** I agree to release all interests and claims to ownership and possession to all personal property remaining on the site, or on RESORT's grounds, at 12:00 PM (noon) the day following termination of this Agreement. I agree that said left personal property shall become the property of RESORT immediately and, as such, RESORT, at its discretion, shall have the right to dispose of said personal property within twenty-four (24) hours.

LIABILITY: The use of RESORT's facilities is at the user's own risk. RESORT's guests are responsible for their visitors. RESORT assumes no responsibility or liability for the safety and security of RV tenants/campers/visitors. RESORT is not responsible for loss or damage to RV tenants' or camping guests' property due to theft, vandalism, fire, any casualty, or act of God. Registered guests and all other users of this property expressly assume all risk of such loss or damage and must carry their own insurance.

DISCLAIMER: RESORT provides its services, including but not limited to its sites, utilities, and amenities on an "as is" basis and makes no representations or warranties of any kind, either express or implied. By staying at or using RESORT's facilities, you agree to these terms and that under no circumstances will RESORT be liable for direct, indirect, incidental or any other type of damages resulting from your use of any part of the resort. This includes, but is no way limited to, loss or injury caused in whole or in part by our negligence or things beyond our control.

INDEMNIFICATION: RV tenant and/or camping guest shall indemnify and hold harmless RESORT, its officers, and employees from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to persons, loss of life, or damage to property arising out of the tenant's exercise of his rights hereunder.

RESERVATION OF RIGHTS: Lake Ki RV Resort & Camp is private property. RESORT reserves the right to amend these rules without prior notice to residents or guests. RESORT, at its discretion, reserves the right to refuse entry on the resort to any person and to evict current guests without a refund. RESORT also reserves the right to refuse to accommodate current and returning guests that have violated our rules and regulations and /or have vacated the resort without paying all fees.

Other Occupants Authorized To Stay At Site:

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

RV Authorized To Park At Site:

Make _____ Type _____ Year _____ Condition _____
 Color _____ Length _____ License Plate # _____ State _____

Additional Vehicles/Boats/Trailers Authorized To Park At Site:

Vehicle #1: Make _____ Model _____ Year _____ License # _____ State _____
 Vehicle #2: Make _____ Model _____ Year _____ License # _____ State _____

Emergency Contacts:

Name#1: _____ Relationship: _____ Phone: _____ 2nd Phone: _____
 Name#2: _____ Relationship: _____ Phone: _____ 2nd Phone: _____

I have fully informed myself of the contents of this Agreement by reading it before signing. I understand that Lake Ki RV Resort & Camp is NOT a Mobile Home Park. My signature represents my total compliance with the terms set forth within this Agreement.

 GUEST Date _____

 RESORT Representative Date _____