

LONE STAR RV RANCH

8905 GLEN ROSE HWY. GRANBURY TEXAS, 76048
817-573-5331

Rental Agreement

This rental agreement is made on the this payment is made between you Lone Star Rv Ranch , with its principal office located at 8905 Glen Rose Hwy. Granbury TX 76048, referred to herein as Lessor, and (Lessee-Guest) referred to herein as Lessee.

Lessor leases to Lessee and Lessee leases from Lessor, for the term of this agreement, RV Site #, listed in you payment information, of the Lone Star Rv Ranch (can be moved with 24 hrs. notice) and being hereafter referred to as RV Spot (whether one or more), and pursuant to the following terms and conditions:

- 1. Rent:** Lessee agrees to pay as rental, the agreed amount listed on the LSRVR website and is a set amount. The electric is a separate purchase that can be paid with your monthly payment. This payment is for one RV spot beginning on the day of this payment, payable without demand, either by credit/ Debit card or Cashier's check on rental date and the 1st of each month. Daily and weekly stays renew with each payment, with no deposit required. Long term renters (28 days or more) renew with each payment and require a \$200 refundable deposit.
- 2. Utilities/Cleaning:** Lessor will provide water, sewer, Grounds keeping, road maintenance, general grounds maintenance and repair. If monthly, Lessee shall pay for Electricity and other utilities not supplied.
- 3. Assignment and Subletting:** Lessee shall not sublet the RV spots, or any part of the Premises, or assign this agreement without Lessor's prior, express, and written consent.
- 4. Default:** Any failure by Lessee to pay rent or other charges promptly when due or to comply with any other term or condition of this agreement shall, at the option of Lessor, promptly terminate this tenancy and forfeit all rights of Lessee under this agreement. Any payment not paid by the 3rd day past due, will be assessed a \$35 late payment and a \$10 dollar a day fee until the payment is made.
- 5. Maintenance and Redelivery of RV Spot:** Lessee shall keep and maintain the RV Spot in a clean and sanitary condition at all times, nothing is to be stored outside without approval by the lessee. A storage building, provided by the Lessor and approved by the Lessee, may be placed (placement with Lessor approval) on site for storage. On the expiration or earlier termination of the tenancy shall surrender the RV Spot to Lessor in as good condition as when received, ordinary wear and tear and damage by the elements excepted. There is a \$40 cleaning fee if not cleaned up when finished.
- 6. RV maintenance and approval-** No RV, trailer, motorhome, bus, or vehicle (RV's) will be rented to if (in the Lessor opinion) it is in disrepair. All RV's must be maintained, washed and kept in good repair to stay in the rv park. Failing to bring any RV up to a maintained status within 72 hrs. of written notice is a violation of this lease and a 72 hr. eviction notice will be given.

7. **Effect of Holding Over:** The parties agree that any holding over by Lessee under this agreement, without Lessor's written consent, shall be a tenancy at will/ which may be terminated by Lessor in accordance with applicable law. Eviction (Texas Law- RV Parks)-Upon entering into a rental agreement with a new occupant, owner or manager must alert new occupants, in writing, that their recreational vehicle may be removed from the premises if the occupant defaults on the rental contract. If a renter does not pay their rent after five days from when the rent is due, or has otherwise broken the rental contract, the owner or manager of the RV Park can issue a 72-hour eviction notice to the defaulting occupant, stating that the occupant has 72 hours to remove themselves and their recreational vehicle from the property. If, at the end of that 72 hour period, the renter has not removed their recreational vehicle, it can legally be towed for impound
8. **Indemnification:** Lessee shall indemnify, defend, and hold Lessor harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from Lessee's use of the RV Spot or from any activity permitted by Lessee in or about the RV Spot unless caused by the gross negligence or willful misconduct of Lessor. Lessee shall further indemnify, defend, and hold Lessor harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from any breach or default in the terms of this agreement or arising from any act, negligence, fault, or omission of Lessee and from and against any and all costs, reasonable attorney's fees, expenses, and liabilities incurred on or about such claim or any action or proceeding brought on such claim. In case any action or proceeding shall be brought against Lessor by reason of any such claim, Lessee, on notice from Lessor, shall defend it at Lessee's expense by counsel approved in writing by Lessor.
9. **Mandatory Arbitration:** Any dispute under this agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.
10. **Governing Law:** This agreement shall be governed by, construed, and enforced in accordance with the laws of the state of Texas.
11. **Waivers:** Waiver by Lessor of any breach of any covenant or duty of Lessee under this agreement is not a waiver of a breach of any other covenant or duty of Lessee, or of any subsequent breach of the same covenant or duty.
12. **Counterparts:** If this agreement is executed in multiple counterparts, all counterparts taken together constitute this agreement..

13. **LESSOR:** Lone Star Rv Ranch

14. By paying rent to Lone Star RV Ranch you are agreeing to this written agreement

I have read the LSRVR Rules and hereby agree to abide by them.

License plate of vehicle is noted in the online payment

You should note the Electric Meter at move in

MONTHLY LESSEE'S ONLY – PRORATED RENT AMOUNT PAID – see LSRV Manager

Long Term rent payments are due on the FIRST of every month.

LONE STAR RV RANCH -Rules

- **QUIET TIME:** 10 p.m. / 7 a.m. – please be considerate of others. No loud music at any time.
- **Overnight CHECK-OUT TIME IS 1:00 P.M.**-Due to previous reservations, if you plan on staying longer, the earlier you re-register, the better your chance of keeping your site.
- **Long Term check out** is the last day of each month unless otherwise dictated by the Lessor.
- **SPEED LIMIT:** Please observe a speed limit of no more than 5 mph.
- **SEWER:** Sewer connection – a positive sewer seal at both ends of sewer hose is required. Texas law requires that a sewer hose must be fastened using a connector or a rubber donut.
- **CHILDREN:** We want the children to be safe & have a good time, but always under the watchful eyes of a parent/guardian. Please use good judgement if you decide to leave your children unattended while you are gone. We are not responsible for their safety or welfare. You are liable for their behavior.
- **Long Term Lessors must provide renters or liability insurance if you have pets staying at your site, limit one** (Contact your automobile ins. provider for this).
- **PETS:** Maintain control of your pets. The limit is for only 1 pet (for long term rentals) and must be on leash. Owners must clean up after their pets. Do not leave pets tethered on a leash or chain or in a pen outside overnight or when you are absent. Absolutely no pets other than documented service animals are allowed inside any facility or building! The same rules apply for cats as for dogs. Cats are inside pets only. If outside, they must be on a leash with the owner at all times. These rules are for health reasons as well as the respect for others. **NO AGGRESSIVE BREED DOGS ARE ALLOWED IN THE PARK.**
- **TRASH:** Dumpster located in the park is for personal trash only. All garbage must be bagged & tied, boxes broken down. DO NOT leave trash outside by your RV. Cleanliness of the park is important to us. Sites are to be kept clean and orderly, as determined by management. If the park is in need of something please notify the manager. Washing vehicles in the park is prohibited, however; keeping your RV clean and in good repair is required.

- **NO FIREWORKS ALLOWED.**
- **PARKING:** Two vehicles only per RV space if your space is large enough. Please park parallel to your RV out of the main drives.
- **CLOTHS LINES PROHIBITED , NO ELECTRICAL CHEATER BOXES OR PIGTAILS ALLOWED.** Lone Star Rv Ranch is not responsible for any electrical, water or any type damage to RV's.
- **CONDUCT:** Disorderly conduct, public intoxication, **illegal drugs**, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated. They will be reason for immediate eviction without refund.
- **DRUGS:** Illegal drugs of any form are prohibited on the property of Lone Star Rv Ranch. Person(s) caught in violation of this rule are subject to immediate eviction without a refund. Person (s) knowing of any illegal activity are encouraged to notify the management immediately. Any information reported will be strictly confidential.
- **LIABILITY:** All park facilities and equipment of the park is intended for the convenience of the guests. Any and all persons using the facilities do at THEIR OWN RISK and consent. The park management/ Owners are NOT RESPONSIBLE for accidents due to fire, theft, wind, flood, personal negligence, acts of God or other unfortunate circumstances. The registered guest is financially responsible for all individuals or pets at their site for any/all damage to the park.

These rules are for health, cleanliness, legality and welfare of all.

MANAGEMENT RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. MANANGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE. MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES, REGULATIONS AND FEES WHEN NECESSARY WITHOUT NOTICE.

THIS PROPERTY WILL BE UNDER 24 HOUR VIDEO SURVEILLANCE. EQUIPMENT IN USE IS TO AID IN THE PROSECUTION OF ANY CRIMES COMMITTED AGAINST THIS BUSINESS AND FOR THE PROTECTION OF OUR GUESTS.