



(706) 664-0922 / www.VogtleRvPark.com

Monthly RV & Site Lease

This Lease Agreement, made this _____ day of _____, 20_____, between the Landlord, Vogtle RV Park LLC LLC, 6581 River Road Waynesboro, Georgia, 30830.

Tenant: _____

Name:

Home Address:

Cell Phone #

Home Phone #

Work #

1. Landlord agrees to lease to the Tenant, Camping Site No. _____ at Vogtle RV Park LLC.
2. The lease term shall begin on the _____ day of _____, 20____ and is renewable monthly pending payment. The monthly fee for this lease is:

\$ _____ + _____ = \$ _____

Holding / Security Deposit* Monthly Rent Total

3. The entire monthly rent of \$ _____ is due by the _____ of each month. A penalty fee of \$25.00 will be assessed for late payment after the 5th of the month and a late of \$50.00 will be assessed after the 10th of each month. Rent will not be prorated. This is a monthly lease and NO credits will be issued. NO EXCEPTIONS. If tenant requests after 1st month's rent to pay on a weekly basis or split monthly rent payment, a weekly rent amount of \$ _____ will be charged. **Checks or money orders are payable to: Vogtle RV Park LLC. Mail payments to: 6581River Road, Waynesboro, Georgia, 30830. Return Check fees will be \$35.00 plus any and all collection fees.**

4. The Tenant agrees to use the premises for parking of one recreational vehicle ONLY, and understands that the site cannot be sublet or assigned without prior written permission from the Landlord. **Occupancy of a recreational vehicle or Rented Space is limited to 1 person. Additional persons must be registered with the Landlord. Each additional person will increase the weekly rent by \$45.00 and your monthly rent by \$150.00/ per person.**

5. This property being privately owned, the Tenant accepts lease and residence privileges with the understanding that he/she does hereby release Vogtle RV Park LLC, its officers and employees, of all liability for loss or damage to property and injury to his/her person arising out of his/her use of the facilities and agrees to indemnify the Landlord and its officers and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the Tenant, arising out of the use of its Landlords' facilities.

6. The Tenant acknowledges that Tenant has been furnished a written list of all campground rules and regulations and agrees to abide by the same as they may be amended from time to time.

7. Utilities (water, trash, sewer, **electricity****) are included in the monthly rent.

8. Description of the UNIT to be placed on the leased site is as follows:

Make: _____ Make /Model _____ Year _____

Serial #: _____ Size: _____ License Plate #: _____ State _____

Color: _____ A/C: _____ BTU _____

The RV 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.

9. Names and home addresses of adults (other than tenant named herein) expected to use the RV:

Name	Home Address	Cell#	Work#
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Name	Home Address	Cell #	Work#
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10. Names and ages of children under the age of eighteen (18) expected to use the RV are:

11. The type and number of pets you expect to bring to the RV Park are: _____

Pets must be kept on a leash, cleaned up after, and not left unattended at the campsite.
All vaccinations must be up-to-date and the pet identified by a name tag. This is to comply with town of Waynesboro / Burke County statutes.

12. Number and type of vehicles you expect to bring to camp (other than the RV): _____

13. Tenant agrees to carry Tenant's own liability and comprehensive insurance and vehicle registration during the term of this lease. The name of the Tenant's insurance company is: _____ and the policy # is: _____.

14. Additional Provisions: _____.

15. Default. In the event that the Tenant defaults on any term of this lease, including terms of Lease payment, usage, or violation of the rules and regulations of Vogtle RV Park LLC, then the Landlord shall have the right to evict the Tenant upon seven (7) days written notice to the Tenant of its right to cure the default. Notice of the right to cure the

default shall be deemed delivered to the Tenant when sent by the Landlord by certified mail, postage prepaid, to the address of the Tenant above, or personally delivered to the Tenant or Tenants whose name(s) appear on this lease in person with Tenant's signed receipt for the same. In the event that the Tenant is evicted and refuses to leave, the Landlord may proceed by forcible entry and detainer for the removal of the Tenant and the recreational vehicle. Any eviction by the Landlord shall not be its sole remedy and the Landlord shall be entitled to recover any past due rents with interest at fifteen percent (15%) per annum on the past due amount from the date it was due, together with any and all other unpaid fees and expenses, and reasonable attorney's fees and costs. Tenant agrees that jurisdiction of any action and venue is in the Burke County District Court. Tenant further agrees that this action is not a consumer credit transaction.

16. Upon expiration of this Lease, the Tenant agrees to remove the recreational vehicle together with all other personal property of the Tenant. In the event the recreational vehicle and personal property is not removed, the Landlord shall have no liability for any damages thereto. Tenant may not leave personal property or the recreational vehicle on the leased site without the express written permission of the Landlord or upon execution of a storage agreement with the Landlord or the vehicle and personal property may be removed by the Landlord.

17. This Lease contains the entire agreement between the Landlord and the Tenant, no other representation or inducement, verbal or written, has been made which is not contained in this Lease. This Lease is severable, if one portion is invalid, the remaining portion shall, nevertheless, remain in full force and effect.

Vogle RV Park LLC

6581 River Rd, Waynesboro, GA 30830
Phone: 706-664-0922

Tenant – Signature:

Date:

Tenant Print Name:

(Intentionally Left Blank)

Place Copy of Drivers License Here

***Holding Deposits are Non-Refundable. Holding Deposit will be transferred to a Security Deposit once unit is occupied by tenant. The Security Deposit of \$250.00 includes a Non-Refundable \$100.00 Cleaning Fee. All pet deposits are non refundable.**

****Monthly rent will includes the first \$75.00 of power (electricity), any amount used over \$75.00 per month is to be paid by the tenant, and will be billed at end of each month at .20 cents per KWH.**

RV Park / Campground Rules

The following rules govern your use of Vogtle RV Park LLC's facilities and are part of the terms of your lease. These rules may be amended from time to time as necessary and in the event that they are you will be given a new list of rules.

1. Campers under age 18 must be accompanied by an adult. After 9:00 p.m. children under the age of 18 are to be at their assigned and registered site.
2. All campers must register with the staff.
3. All campers are responsible for their visitors.
4. Quiet time is from 10:00 p.m. to 8:00 a.m. and is strictly enforced.
5. The speed limit in the park is 10 mph and will be enforced.
6. Fireworks are prohibited.
7. Campfires should be made only from wood or other approved materials. Any stored wood should be stored off the grass. Campfires may only be made in approved fire rings. Campfires must not exceed two feet above the fire ring. The use of accelerants such as gas and kerosene is prohibited. Garbage, including plastics and foods, must be disposed of in the trash and may not be burned.
8. The maximum number of RV's per site is one. The maximum occupancy of the RV per site is not to exceed two persons. In the event that you should have occasional guests that would exceed the maximum occupancy please obtain written permission from the Landlord.
9. Tents are not permitted.
10. The maximum number of vehicles per site is one. Cars, trucks, motorcycles, and trailers are all considered vehicles. Additional vehicles must be parked in the overflow area (subject to an additional monthly charge). No parking permitted on roadways.
11. No use of unauthorized vehicles will be allowed in the campground. No commercial enterprise will operate from the campground. Extra work vehicles or equipment will be stored in the overflow area.
12. Campers are responsible for keeping their sites clean and neat. No permanent attachments or cutting of trees is permitted.
13. Trash is to be disposed of in the 2 Ton dumpster (blue) at the edge of the RV Park.
14. Tenants are responsible for obtaining a post office box to receive their mail.
15. No alcohol consumption by minors is allowed. Any drunk/disorderly persons will be removed from the premises.
16. The Landlord assumes no responsibility for personal property left at your site or in the overflow area.
17. We do not give credits or refunds due to discomfort of nature, weather or for early departure or eviction.
18. All local, state, and federal laws must be obeyed.
19. Pets must be kept on a leash, cleaned up after, and not left unattended at the campsite. All vaccinations must be up-to-date and the pet identified by a name tag. This is to comply with City of Waynesboro statutes.
20. In the event of an emergency please immediately call 911. If the emergency does not relate to health or safety please contact the **Landlord**.

Initials Here: _____

Vogle RV Park LLC Credit Card Authorization Form

All Payments via Credit Card / Debit Card will be charge an additional 3.75%.

Auto Pay Credit Card Program is for customers who want to have their credit card automatically charged each month on the date your rent is due.

Phone Authorization Only.

To use one of the above services, just complete the information below.

RV Space(s) # _____ Rent Amount*\$ _____ Due Date _____

***Non-Refundable holding fee: \$250.00 / Security Deposit \$250.00 of which \$150.00 is Refundable. \$100.00 Retained for cleaning fee.**

*** Monthly Rate May Vary Based on Monthly Electricity Usage and Occupancy. The first \$75.00 a month of electricity for your space(s) is included in your monthly rate. Any amount used over \$75.00 per month is to be paid by the tenant, and will be billed at end of each month. Occupancy of a recreational vehicle or Rented Space is limited to 1 person. Additional persons must be registered with the Landlord. Each additional person will increase the weekly rent by \$45.00 and your monthly rent by \$150.00/person.**

Tenant's Name _____

Name on Billing Credit Card _____

Address _____ Zip Code: _____

Card Type (circle one) AMEX Visa Master

Account # _____ - _____ - _____

Expiration Date _____ Card Security Code _____ Zip Code associated with Stmt. _____

I hereby authorize Vogle RV Park LLC to charge the above referenced account and to apply said charges toward the payment of my monthly rent for unit number(s) stated above. Said charge authorization is to be in an amount equal to my monthly rent in effect at the time. I understand that it shall remain my obligation to notify Vogle RV Park in writing 14 days in advance of my intent to terminate my tenancy, and to pay any prorated amounts of rent that may become due thereof. **If the above card is declined for any reason the tenant will be responsible for all rents, late fees and other charges pursuant to the rental agreement.**

Dated _____

Customer Signature _____

Print Customer Name _____

(please print)



SETTLEMENT CHARGES GUIDE

Below is a list of estimated charges of assorted items or jobs that may sometimes be required after a residence is vacated. **Tenants are responsible for leaving leased property in the SAME or BETTER condition than when the occupancy began.** All charges are including labor and any parts or materials required. Tenants are not responsible for normal wear and tear, although excessive wear and tear and neglect may incur charges.

Refill Propane Tank \$50.00 each. Receipt MUST be provided upon vacate of unit, If not fee(s) will apply.

PLEASE NOTE: ALL HOLDING TANKS MUST BE LEFT IN THE CLOSED POSITION UNTIL READY TO DRAIN. ANY DAMAGE CAUSED BY LEAVEING A HOLDING TANKS "T" VALVE OPEN, WILL BE THE TENANTS FINANCIAL RESPONSABILTY TO REPAIR.

FLOORING

Carpet Cleaning / Remove carpet stains 180.00
Cigarette burn in carpet/floor 180.00
Deodorize carpet 80.00
Repair carpet 200.00
Repair linoleum 185.00
Replace bathroom linoleum 485.00
Replace kitchen linoleum 685.00

CLEANING

Clean refrigerator 70.00
Clean stovetop 30.00
Replace stove drip-bowls 48.00
Clean oven 50.00
Clean kitchen cabinets 45.00
Clean kitchen floor 50.00
Clean tub/shower and surround (ea.) 30.00
Clean toilet and sink (per bath) 50.00
Clean bathroom, cabinets and floor 25.00
Clean upholstery 85.00 per item
Cigarette Smoke Removal 600.00
Vacuum throughout dwelling 40.00

LOCKS

Replace key / Unlock Door 75.00
Replace door lock 125.00

PLUMBING

Replace kitchen faucet 195.00
Replace bathroom faucet 105.00
Replace shower head 95.00
Replace toilet seat 45.00
Replace toilet 465.00
Snake Toilet 245.00
Clogged Toilet 245.00
Clear waste / sewer hose line 195.00

WALLS

Remove mildew and treat surface 45.00
Repair hole in wall 650.00
Remove wallpaper 145.00
Repaint (per wall/ceiling) 350.00

Initials: _____

GENERAL REPAIRS

- Replace refrigerator shelf 25.00
- Replace refrigerator 550.00
- Replace stove/oven knob 16.00
- Replace countertop 675.00
- Replace cutting board 40.00
- Replace kit/bath cabinet knobs 15.00 each
- Replace air filter 95.00
- Replace medicine cabinet 185.00
- Replace towel bar 32.00
- Replace tub /shower enclosure 595.00
- Replace thermostat 175.00
- Replace fire extinguisher 95.00
- Replace mattress 650.00
- Remove junk and debris 250.00

ELECTRICAL

- Replace light bulb 5.50 each
- Replace light fixture 65.00
- Replace electrical outlet/switch 15.00
- Replace electrical cover plate 5.50

DOORS

- Repair hole in hollow core door 75.00
- Repair forced door damage 65.00
- Replace door (inside) 255.00
- Replace door (outside) 685.00

GROUNDS / EXTERIOR

- Major yard Cleanup 425.00
- Minor yard Cleanup 225.00

WINDOWS & TREATMENTS

- Replace window pane 275.00
- Replace Venetian or Mini blind (ea) 75.00
- Replace window shade 125.00
- Replace window screen 65.00

EXTERMINATING

- Exterminate for cockroaches/ Bed Bugs 750.00+
- Exterminate for fleas/ ants/ wasps 475.00

After you have vacated the rental, it will be inspected and re-video tapped for compliance with your lease/rental agreement and the expense of cleaning or repairing damage, if any, will be charged against your security deposit and or credit card on file. You will be notified of any charges.

Vogle RV Park LLC

6581 River Road Waynesboro, GA 30830 / Phone: 706-664-0922

Tenant – Signature:

Date:

Tenant Print Name: