



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

RV Space Rental - Month to Month Lease Agreement

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, Space 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 Fee / Cleaning Fee/ Pet Fee		Monthly Rent	Total to Move In

3. The entire monthly rent of \$ _____ is due by the 1st of each month. A penalty fee of \$50.00 will be assessed for late payment after the 5th of the month and a late of \$100.00 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 \$ \$500 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 2 people. Additional persons must be registered with the Landlord. Each additional person will increase the weekly rent by \$50.00 and your monthly rent by \$150.00/ per person. NO EXCEPTIONS.**

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****, Direct TV and Wi-Fi) are included in the monthly rent.

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

Name	Home Address	Cell#	Work#

9. Names and ages of children under the age of eighteen (18) expected to use the RV are:

10. 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. All service animals must have proper documentation and provided to Landlord upon arrival.

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

12. Tenant agrees to carry Tenant's own Contents insurance policy.

13. Additional Provisions: _____.

14. 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 or 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.

15. Upon expiration of this Lease, the Tenant agrees to remove all 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 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.

16. 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.**

****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

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 _____

*** 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 2 people. Additional persons must be registered with the Landlord. Each additional person will increase the weekly rent by \$50.00 and your monthly rent by \$150.00/per 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)

Vogle RV Park LLC
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