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**RV RENTAL SPACE APPLICATION**

**Applicant Information:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

First Name, Middle, Last Name Date of Birth

\_\_\_\_\_\_ - \_\_\_\_\_\_\_ -\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_

Social Security # Driver’s License # State

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address, City, State, Zip Code

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone Number Email

**Spouse/Significant Other:
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_**

First Name, Middle, Last Name Date of Birth

\_\_\_\_\_\_ - \_\_\_\_\_\_\_ -\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_

Social Security # Driver’s License # State

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address, City, State, Zip Code

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone Number Email

**Additional Occupants:** Name all other persons who will occupy the premises. A separate application is required for all applicants 18 years or older, except spouse/significant other.
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_

First Name, Last Name Relationship Age

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_

First Name, Last Name Relationship Age

**Emergency Contact:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

EC#1 First Name, Last Name Relationship Phone #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

EC#2 First Name, Last Name Relationship Phone #

 **RV Information:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_

RV Type Year Make/Model Length

\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# of Slide-Outs Rv Plate #/State

**Vehicles:** List all vehicles, motorcycles to be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles.
\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Year Make/Model Plate #/State
\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Year Make/Model Plate #/State

**Pets:** List all pets to be kept on the premises. (Dogs, cats, birds, reptiles, fish and other pets.)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_

Type/Breed Name Age/Color Weight
Neutered/Spayed? Yes \_\_\_ No \_\_\_ Rabies Shots Current? Yes \_\_\_ No \_\_\_
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_

Type/Breed Name Age/Color Weight
Neutered/Spayed? Yes \_\_\_ No \_\_\_ Rabies Shots Current? Yes \_\_\_ No \_\_\_

**Applicant Employment:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s Current Employer/Address
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Position Supervisors Name Phone #

**Spouse/Significant Other Employment:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Spouse/Significant Other’s Current Employer/Address
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Position Supervisors Name Phone #

**Additional Questions:** If yes, please explain.

1. Will Applicant maintain RV insurance? Yes \_\_\_ No \_\_\_
2. Has Applicant ever been evicted? Yes \_\_\_ No \_\_\_
3. Been asked to move out by a landlord? Yes \_\_\_ No \_\_\_
4. Been convicted of a crime? Yes \_\_\_ No \_\_\_
5. Is any occupant a registered sex offender? Yes \_\_\_ No \_\_\_
6. Are there any criminal matters pending? Yes \_\_\_ No \_\_\_

Explanation:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Agreement & Authorization Signature**

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at Nicholson Lake Road RV Park I agree to be bound by the terms of the attached agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_
Applicant Signature Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

Spouse/Significant Other Signature Date

**DO NOT WRITE BELOW THIS LINE. STAFF USE ONLY**.

\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

RV Site # Monthly/Weekly/Daily Date Received
\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Arrival Date Departure Date Referred by

Applicant copy of DL Yes \_\_\_\_ No \_\_\_
Spouse/Significant Other copy of DL Yes \_\_\_\_ No \_\_\_
Application Status: Approved \_\_\_\_ Denied \_\_\_\_\_
Start Date of Contract \_\_\_\_\_/\_\_\_\_\_\_/\_\_\_\_\_\_\_\_\_

**Nicholson Lake Road RV Park**

**Month to Month Rental Agreement**

**For Recreational Vehicle Tenants**

Tenants who are listed on this application agree to lease the space in Acton KOA RV Park, hereinafter referred to as "Park", according to the terms and conditions set forth in this agreement. *All prices subject to change without notice.*

**TERM:** This Rental Agreement shall establish a month-to-month tenancy.

**RENT:** Your monthly rent is $\_\_550.00. Tenant(s) shall pay rent in full on the day you moved your RV into the site, commencing on the start of the term of this Rental Agreement. The rent and all other charges must be paid without deduction or offset and in advance on the day of each month. A late charge may be assessed by management in the amount of **$10/Day** whenever rent is paid more than five (5) days after it is due. A check return charge may be assessed by management in the amount of **$35.00** whenever a check for rent or any other charge is returned unpaid from a bank or financial institution. All rent shall be made payable to: Nicholson Lake Road RV Park by check or money order and be delivered either personally or by U.S. Mail to the park office at the following address: Address 4200 Nicholson Lake Road, Chappell Hill, TX 77426 If rent payment is to be made personally, the Park Office is usually open from 8 A.M. to 5 P.M. We are closed on Sundays. The monthly rent is not refundable when the tenant leaves any time before the final day of the month.

**RENT INCREASES**: Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take effect less than thirty day from the date of written notice from the park.

**UTILITIES AND OTHER CHARGES**: Included in the rent are the monthly charges for: Water, Septic, Internet, and Garbage. In addition, the following services or other charges will be billed by the Park to the Tenant(s) on a monthly basis: Additional Guests / Additional Vehicles if at park for more than 24 hours.

**PARK RULES:** The Park Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Park rules that now exist as such additional rules as may be promulgated by the park from time to time. CHANGES IN RULES, STANDARDS OF MAINTENANCE, SERVICES, and EQUIPMENT OR PHYSICAL IMPROVEMENTS: The Park's rules and regulations, standards of maintenance of physical improvements in the park, together with services (including utilities), equipment and physical improvements within the park may be changed from time to times as provided by any law then in effect.

**ENTRY UPON RESIDENT'S SPACE:** The Park shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises if the occupant fails to do so, and the protection of the Park at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the occupant's quiet enjoyment. The Park may enter a recreational vehicle without the 5 prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

**TERMINATION OF RENTAL AGREEMENT BY TENANT:** Tenant(s) understands that this Rental Agreement will remain in effect and Tenant(s) will be liable to pay rent as set forth in this Agreement whether or not the Tenant(s) occupies the space or maintains a recreational vehicles at the space for the term of this Rental Agreement, unless the Tenant(s) sells the recreational vehicles to a purchaser who is approved by the Park and who executes a new Rental Agreement or unless the Tenant(s) removes the recreational vehicles from the Park.

**RENTING OR SUBLETTING:** Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s) recreational vehicle or the premises. Tenant(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of the paragraph. If Tenant(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment with the meaning of this paragraph. PETS: Special Permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. The Pet Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Pet Rules that now exist and such additional Rules as may be promulgated by the Park from time to time.

**CANCELLATION POLICY**: To guarantee your RV site, a deposit equal to at least your first night will be charged to your credit card at the time you make your reservation. Make your online reservations anytime, day or night, at NLRDRVPark.com. You’ll receive a confirmation email from the park once you complete your reservation. • Need to Cancel? If you need to cancel your reservation, please call us before the deadlines listed below to receive your deposit refund, minus a $10 cancellation fee. Text and email notifications of cancellations are not acceptable. • RV Sites: 48 hours cancellation notice is required. Notify our park by 4 p.m. two days before your scheduled arrival. • Reservations made after these deadlines require nonrefundable deposits. Cancellations made after deadlines will result in forfeiture of all deposits. • Holidays or special events for group: Minimum 30% deposit is required. No refund for cancellation. • Month to Month RV: No refund for cancellation any reasons USE PROHIBITED: The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

**WAIVER:** The waiver by Park or, of the failure of the Park to take action in any respect because of any breach of a term, covenant or condition contained herein of the violation of a Park Rule or Regulation shall not be waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s) or any violation of Park Rules or failure of Tenant(s) to pay any particular rent, regardless of the Park's knowledge of the preceding breach or violation of Park Rules or Regulations or failure to pay rent.

**ATTORNEY'S FEES AND COSTS:** In any action arising out of Tenant(s)'s tenancy or this Agreement the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if the judgement is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

**INTERPRETATION:** Each provision of this agreement is separate, distinct and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all provisions shall not be affected.

**EFFECT ON THIS AGREEMENT:** Tenant agrees that this Rental Agreement contains the entire Agreement between the parties regarding the rental of space within the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral. SUCCESSORS AND ASSIGNS: This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and insure the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

**ALTERATION OF THIS AGREEMENT:** This Agreement may be altered by Tenant only by written agreement signed by both of the parties or by operation of law. This Agreement by be altered by owner by written agreement by both parties, by operation of law or in any manner provided by the Recreational Vehicle Park Occupancy Law or other applicable law.

**ACKNOWLEDGMENT:** Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further that he and/or she have read and understand each of these documents. Tenant(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof. RV Liability & Properties Insurance: Guest must provide proof of insurance with coverage at state minimums. The insurance must cover the followings. RV/Car Damage by tree breakage, flood, fire, theft, or other causes.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_
Applicant Signature Date
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_
Print Name RV Site #