



Hill Country Premier Lodging RV Rental Agreement

Thank you for renting an RV space with Hill Country Premier Lodging (HCPL). Our property owners enjoy opening their accommodations to visitors from all over the world and we strive to give all our guests the best service possible. Please read our rental agreement carefully and sign and return it as soon as possible.

Rental policies:

- **Age Requirement:** Individuals making reservations must be over 25 years of age and must be an occupant of the property during the entire reserved period.
- **“Last-Minute” Reservation - Identification Required:** Since last minute reservations have an increased risk of fraud, HCPL requires an additional security step to protect our property owners. For any reservation made within forty-eight (48) hours of arrival, a valid state-issued identification card matching the name on the credit card used to pay for the reservation will be required. Failure to provide a valid state-issued identification card matching the cardholder’s name will result in immediate cancellation of the reservation.
- **Requirement for Check-In:** You will NOT be allowed to check in until we receive your acknowledgment of our rental policies. **IMPORTANT: FAILURE TO SIGN OUR RENTAL AGREEMENT WILL RESULT IN CANCELLATION OF YOUR RESERVATION.** Failure to sign the Rental Agreement and subsequent cancellation does not guarantee a refund of monies paid. The terms of the Cancellation Policy will still apply.
- **Windshield ID Card:** An ID Card will be emailed to the guest after receipt of this rental agreement. The ID card must be printed and left visible on each vehicle’s windshield for the duration of your stay.
- **Check-in/Check-out Time:** Our standard Check-in time is at 2 pm. Check-out is at 12pm.
- **RV Inspection:** A property Owner or HCPL may refuse to admit the RV if it is damaged, unsightly, unsafe, improperly registered, or otherwise unfit at the sole discretion of the property Owner or HCPL.
- **Vehicles:** Max two (2) vehicles per RV space rented. Cars, trucks, motorcycles, boats, and trailers are considered vehicles.
- **Smoking Policy:** Smoking is allowed outside unless otherwise noted but all cigarette butts need to be disposed of properly. Fees will be added for cleaning and disposing of cigarette butts left on the grounds.
- **Pet Policy:** No more than two (2) dogs/cats per RV allowed at the property. All pets must be registered with HCPL prior to arrival. **Please reference the Pets Regulation Policy attached.**
- **Parties, Events, or Day Guests:** No parties or day guests are allowed on properties without prior authorization from the property Owner or HCPL. Any violation of this guideline will result in immediate eviction from the property and forfeiture of rent. If additional guests are approved, additional fees will apply.
- **Commercial Photography:** Commercial photography and filming is not allowed without prior permission of the owner or HCPL. If approved, additional conditions and fees will apply.
- **Weather Events:** HCPL is not responsible for a change in weather conditions and does not give refunds or allow accommodation changes in the event of bad weather, storms, rain, or road conditions. In addition, HCPL does not accept liability for any inconveniences arising from any

temporary defects or stoppage in supply of water, gas, electricity or plumbing, damage caused by weather/road conditions, natural disasters, acts of God or other reasons beyond its control.

- **Rates:** Published rates are subject to change without notice. 50% of the reservation is due at booking. 100% is due 30 days prior to arrival. **Maximum number of people per RV is six (6).**
- **Designated RV Space:** HCPL reserves the right to assign a different RV space if the guest has reserved a space that does not meet the slot size guidelines.
- **Cancellation Policy:** Reservations cancelled 7 days or more prior to arrival date are fully refundable minus a 3% service fee. HCPL reserves the right to cancel reservations for any reason.

Property policies:

- **Mechanical issues:** Every effort to have all mechanical items in top working condition is made. However, sometimes mechanical problems occur (i.e. internet.). If you do experience any issues during your stay, please contact HCPL immediately so that repairs can be initiated. Unfortunately, HCPL cannot issue refunds for inoperable equipment.
- **Structures:** No tents, canopies, or other structures may be erected on the properties. No clothesline, towels, etc. may be hung outside.
- **Solicitation:** Unauthorized solicitation or selling is prohibited.
- **Use of Weapons:** To ensure guest safety, no shooting of any firearms, bows, slingshots, etc. is permitted on our properties.
- **ATV's, Motorbikes:** In order to avoid damaging the outdoor spaces of our properties, no All-Terrain Vehicles (ATV's), motorbikes etc. are allowed.
- **Outdoor Fires:** Due to the risk of wildfires, no Bonfires or open flames are allowed on properties. City/County Burn Bans must be respected and adhered to.
- **Fireworks:** No Fireworks are allowed on any property. Violators will be assessed a \$500 fine if evidence is found on property that fireworks have been fired or/if neighbors report the matter to the County Sheriff or HCPL. Other legal ramifications may apply if local laws are violated.
- **Noise:** We are committed to creating positive relationships within the communities where our rentals are located. To that end, no loud music or other sounds which could disturb neighbors are allowed. Quiet hours are enforced from 9pm to 8am. Some of our properties may utilize smart home technology to ensure noise levels are maintained at respectable levels. NoiseAware is a smart home device that measures volume levels throughout the property and allows us to respond to noise nuisances before they can escalate and become larger issues. NoiseAware is 100% privacy compliant and does not record audio. Violators may be asked to vacate the property if noise complaints are reported.
- **Items Left Behind:** The property owner or HCPL is not responsible for the loss of personal belongings or valuables.
- **Vehicle Washing:** Washing of RV's or vehicles on site is prohibited.
- **Garbage Disposal:** All garbage should be bagged and deposited in the dumpster located adjacent to the exit of the property.

RELEASE AND INDEMNITY: You understand that you are renting an RV space located in the Hill Country. As such, understand there may be snakes, scorpions, and other wild animals/insects or evidence of them on the property. Accommodations/Properties may include access to things that could be hazardous if reasonable care is not taken to avoid injury. These items include but are not limited to: stairs, balconies, walkways, swimming pools, hot tubs, rivers, creeks or other waterways etc. Guest's use of these facilities is at their own risk. Adults are responsible for the safe conduct of all children and pets on the premises and shall take all appropriate measures to ensure their safety. Guest(s) holds Owner and its agent, Hill Country Premier Lodging, and its employees harmless from any and all liability for damages and/or injuries resulting to Guest(s) or any invitees of Guest(s) whether said injury or loss is caused by Owner's negligence or not.

SIGNATURE By signing below, the signing guest acknowledge that he/she has informed all others involved in the reservation of this Property of the terms of this Agreement and that all have consented to be bound by this Agreement.

BY SIGNING BELOW, I AGREE TO ALL TERMS OF THE RENTAL AGREEMENT:

RV Slot Number: _____

Reservation Confirmation #: _____

Arrival Date: _____ **Depart Date:** _____

Number of Individual on Reservation: _____ (Maximum:6)

How many dogs/cats are you bringing? (Limit 2) _____

Breed 1: _____ (enter none if not bringing animals)

Breed 2: _____

Description of the UNIT to be place on the leased site(s) is as follows:

Make: _____ **Model:** _____ **Year:** _____ **Color:** _____

Serial No: _____ **Size:** _____ **License Plate No.:** _____

This RV Unit is titled in the name of: _____

_____ **Guest Initials:** By accepting this reservation, it is agreed that all guests affiliated with the reservation are expressly assuming the risk of any harm arising from their use of the premises.

_____ **Guest Initials:** By accepting this agreement, it is agreed that the credit card on file will be charged any fees associated with violations of the above rental agreement including but not limited to property damage, cleaning fees, and unauthorized /guest party fees.

_____ **Guest Initials:** By accepting this agreement, it is agreed that the Windshield ID card emailed to the guest will be printed and visible on the front window of your RV and vehicle(s).

_____ **Guest Initial:** Check- in time is 2:00 pm. **Unauthorized early arrivals will result in a charge of \$10 per hour prior to 2 pm.**

_____ **Guest Initial:** Check-out time is 12:00 pm unless authorized by the HCPL office. Late check-outs will be billed at \$10 hour.

Signature: _____ Date: _____

Address: _____

City: _____ State: _____ Postal/Zip Code: _____

Date of Birth of Contract Signer: _____

Note: A signed rental agreement must be on file before access can be given to a property. Please return at your earliest convenience.

Pet Rules and Regulations

1. No more than two dogs or cats are permitted per RV. Only medium sized dogs and cats not exceeding 50 pounds in weight are permitted. Pit bulls, Rottweiler, Doberman Pinschers and/or aggressive breeds are prohibited.
2. All pet vaccinations must be up-to-date, and pet identified by name tag.
3. All pets must be registered on the rental agreement prior to arrival.
4. All pets must be on a leash at all times when not in the RV.
5. All pets are to be kept inside at night and are never to be left unattended.
6. No outdoor pens or other pet housings are allowed.
7. Owner's must clean up after their pets. There is \$10 fine per incident for not doing so.
8. Pets will not be allowed in any of the cottages on the property at any time.
9. Visitors are not permitted to bring any pet onto the property.
10. Noisy, on unruly pets that could disturb other guests will not be allowed.
11. Owners are solely responsible for their pets, including injury, destruction, or annoyances to other guests.
12. HCPL or the property owners are not responsible for the welfare or safety of your pet.

Signature of Acceptance: _____

Date: _____