

Space # _____

Date: _____

Kountry Ranch RV Park
2433 Duncan Drive, Oyster Creek, Texas 77541
979-230-6101

Application

Name _____ Phone Number _____

Permanent Address _____

Driver's License Number _____ Exp Date _____

Check In Date _____ Check Out Date _____ # Of People _____

Electric Deposit Amount _____ Rent Payment Amount _____

Payment Type: Cash Check Money Order Visa Mastercard Discover

Name On Credit Card _____ Credit Card # _____

Exp Date _____ CCV Code _____

This Application is not complete and will not be approved unless you read the rules and regulations below and sign on page 2 to abide by it.

Rules and Regulations

1. Current Rent

- a. Prices are subject to change without notice. All new Guests will be charged the full month's rate for the first month and will pay rent again 30 days from the booking date. During the second month, guests will be prorated so their rent is due on the first of the month. Rental rates shall be paid in full in advance of occupying the overnight RV Space site. Monthly guests will be charged \$100 Electric Deposit. Electric Deposit will be refunded in full if the account is clear when guests check out. There will be a 3% service fee for all credit or debit card payments.
- b. Full reservation amount will be charged to the credit card at the time of reservation.
- c. Cancellations may be made up to 7 days before the reservation date. There will be no refunds for cancellations made within 7 days of the scheduled check-in date (14 days for holidays). Check in time is between 12 PM and 6 pm and check-out time is 11 AM.
- d. There will be no refunds for early departure after paying rent. There will be no refund for guests who fail to follow park rules and are asked to leave.
- e. Rates are based on 1-2 adults and children 16 years or younger. Please inquire about rates for more than 2 adults or children 17 and older.
- f. Rent and Electric Bill is due on 1st of the month for all monthly guests. If Rent and the electric bill are not received by 9 PM on 3rd of the month, We will remove the RV from our premises. For those guests who pay at least half of their balance by the 3rd of the month, there will be a \$50 late fee on the 4th and a \$10 late fee for every day thereafter. We reserve the right to remove RV from our premises if no rent is paid by the third of the month.

2. Facilities:

- a. No car or RV washing with RV Park water is allowed. All RVs must have proper registration and up-to-date inspections. All spaces allow 2 vehicles. Any RV or vehicles that are not up to date with registration will be towed at the owner's expense. Any non-running or non-operational vehicles will be towed away at owner's expense.
- b. Park Water is not Potable and should not be used to cook or drink.
- c. Subleasing of RV is not allowed under any circumstances.

- d. Restrooms are available in the park. Code to wifi will be provided upon check-in and is reserved for use of park guests only.
- e. All Sites have full hookups. All rigs must be self-contained. Do not connect 50 amps to 30-amp service. All RV's must have a septic connector.
- f. Cleanliness:
 - i. No Open Containers or public consumption of alcohol on park grounds.
 - ii. Please do not throw cigarette butts on the ground. Trash cans are easily accessible, and trash pick-ups are on Tuesdays and Fridays.
 - iii. Do not dump charcoal on park grounds.
 - iv. Bag up your fish cleaning remains and take it to the county dumpster.
 - v. No camping, tents or tarps are allowed. No appliances outside your RV are allowed.
- g. Guests will not make any improper, unlawful or inappropriate use of the RV space or facilities of *Kountry Ranch* RV Park. Guests shall honor quiet times, refraining from loud music or disruptive behavior. The guest is responsible for the behavior of all guests.

3. Pet Rules

- a. Small pets are allowed, but must be kept on a leash and never outside unattended.
- b. Please clean up after your pet and use a pooper scooper. Do not chain pets outside. Pet owners must comply with all applicable state and local laws and ordinances, and shall confine pets to guests' RV space. All pets must accompany guests when they leave *Kountry Ranch* RV Park and at no time may be left unattended. Guests shall remove pets from *Kountry Ranch* RV Park upon demand if said pet shall, in any way, disturb other guests.

4. Liabilities

- a. *Kountry Ranch* RV Park will not be responsible for loss or damage to guests' property due to theft, vandalism, fire, any other casualty or act of God. Guests also understand that in the event of a natural disaster, guests will be served verbal or written notice to vacate and will need to vacate per city or county guidelines. If a guest fails to vacate, they may be towed at their expense. Park is not responsible for any damages if a guest does not vacate during a natural disaster after notice to vacate has been communicated by phone, text message or email or written form.
- b. The guest assumes all risk of such loss or damage and must carry his or her own insurance. In addition, damages of any kind caused by guests or visitors of the park shall be billed to the guest.
- c. You are a **GUEST, NOT A TENANT**. *You are not under a Landlord/Tenant agreement. You are a guest who has use of the RV facilities only as long as you obey the rules and regulations here. The Park Management has the right to refuse entry or remove anyone at any time. If you fail to depart as ordered, you will be prosecuted for trespassing.*

5. Indemnification

- a. Guest shall indemnify and hold harmless *Kountry Ranch* RV Park, its officers and employees from all claims, liability and expenses, including but not limited to attorney and other professional fees, for injury to person(s), loss of life or damage to property arising out of the guest's exercise of his or her rights hereunder, except as may be caused by the gross negligence or intentional acts of *Kountry Ranch* RV Park or its officers and/or employees.

The guest acknowledges that the guest has been furnished a written list of all park rules and regulations and agrees to abide by the same as they may be amended from time to time. _____ (Initial). The guest also agrees that failure to abide by park rules will result in forfeiture of the security deposit and removal from the park. _____ (Initial).

Guest Signature: _____ Date: _____