Happy Acres RV Park

RV Spot #\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Adult Occupant #1:

First & Last Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ D.O.B: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Last 4 SS# \_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Adult Occupant #2:

First & Last Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ D.O.B: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Adult Occupant #3:

First & Last Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ D.O.B: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Please List all under 18 Occupants:

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

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

Please List each animal and breed occupying RV:

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

Tenant Background Check Authorization

Name (First, Middle, and Last): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

D.O.B: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Driver’s License #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

License Plate # & State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Year: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Make: \_\_\_\_\_\_\_\_\_\_\_\_\_ Model: \_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RV License Plate # & State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RV Year: \_\_\_\_\_\_\_\_\_\_\_ Make: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Model: \_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Emergency Contact(s):

Contact Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Present Address:

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reason for leaving: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dates Occupied, From \_\_\_\_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord/Property Manager Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord/Property Manager’s Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address(es):

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reason for leaving: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dates Occupied, From \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord/Property Manager Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord/Property Manager’s Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Present Employment:

Employer’s Individual/ Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Supervisor’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Your Position/Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Ext. \_\_\_\_\_

Past Employment:

Employer’s Individual/ Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Supervisor’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Your Position/Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Ext. \_\_\_\_

Authorization- Tenant Disclosure and Release

In connection with my tenant application with you, I understand that consumer reports which may contain public record information may be requested to evaluate my rental application. These reports may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records. I hereby confirm, under penalties of perjury, that the information I have provided is correct. I authorize Happy Acres RV Park to do a background check should it deem necessary.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Happy Acres RV Park

Rental Agreement

This rental agreement is made on the\_\_\_\_\_\_ day of\_\_\_\_\_\_\_ 20\_\_\_\_ between Happy Acres RV Park, and (Occupant-Guest) referred to herein as Occupant.

Owner leases to Occupant and Occupant leases from Owner, for the term of this agreement, RV Spot #\_\_\_\_\_\_ at Happy Acres RV Park located at 1819 Northwest Parkway, Azle, TX 76020, and being hereafter referred to as RV Spot (whether one or more), and pursuant to the following terms and conditions:

1. Fees: Occupant agrees to pay rental amount of $\_\_\_\_\_\_\_\_/daily, weekly, monthly for RV spot(s) beginning \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ payable without demand, either by cash or check on the 1st of each month. There is a $100.00 deposit per lot at registration. After the 6th of the month a late fee of $25.00 will apply, every day after the 6th will be calculated at $10.00 per day. Additional fees will be charged for each unregistered overnight guest of $10.00 per day per guest not to exceed three nights. Anyone exceeding this must register with park office.
2. Utilities: Owner shall pay for water, trash, septic, and internet. Occupants shall pay for electricity.
3. Assignment and Subletting: Occupant shall not sublet the RV spots, or any part of the Premises, or assign this agreement without Owner's prior, express, and written consent.
4. Default: Any failure by Occupant to pay fees or other charges promptly when due or to comply with any other term or condition of this agreement shall, at the option of Owner, promptly terminate this tenancy and forfeit all rights of Occupant under this agreement.
5. Maintenance and Redelivery of RV Spot and Rental RV’s: Occupant shall keep and maintain the RV Spot in a clean, orderly, and sanitary condition at all times, and on the expiration or earlier termination of the tenancy shall surrender the RV Spot/Rental RV to Owner in as good condition as when received, ordinary wear and tear and damage by the elements excepted.
6. Effect of Holding Over: The parties agree that any holding over by Occupant under this agreement, without Owner's written consent, shall be a tenancy at will, which may be terminated by Owner in accordance with applicable law.
7. Indemnification: Occupant shall indemnify, defend, and hold Owner harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from Occupant's use of the RV Spot or from any activity permitted by Occupant in or about the RV Spot unless caused by the gross negligence or willful misconduct of Owner. Occupant shall further indemnify, defend, and hold Owner harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from any breach or default in the terms of this agreement or arising from any act, negligence, fault, or omission of Occupant and from and against any and all costs, reasonable attorney's fees, expenses, and liabilities incurred on or about such claim or any action or proceeding brought on such claim. In case any action or proceeding shall be brought against Owner by reason of any such claim, Occupant, on notice from Owner, shall defend it at Occupant's expense by counsel approved in writing by Owner.
8. Mandatory Arbitration: Any dispute under this agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.
9. Governing Law: This agreement shall be governed by, construed, and enforced in accordance with the laws of the state of Texas.
10. Waivers: Waiver by Owner of any breach of any covenant or duty of Occupant under this agreement is not a waiver of a breach of any other covenant or duty of Occupant, or of any subsequent breach of the same covenant or duty.
11. Counterparts: If this agreement is executed in multiple counterparts, all counterparts taken together constitute this agreement. Copies of signatures to this agreement are effective as original signatures.
12. Background checks: We do a background check on ALL occupants staying or visiting our park. There will be NO sex offenders allowed.

I have read and understand the agreement and rules of Happy Acres RV Park.

Occupant #1 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Occupant #2 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_

**Happy Acres RV Park Rules**

We know most Occupants are some of the most helpful, honest, and kind people in the world with good common sense, needing no written rules as they already honor the welfare and rights of others. These rules are to guide those who don’t respect the property and rights of others. These rules are for health, cleanliness, legality and welfare of all.

\*Quiet Time: 9:00 p.m.- 6:00 a.m. Please be considerate of others. No loud music at any time.

 \*SPEED LIMIT: Please observe a speed limit of no more than 5 mph.

\*SEWER: Sewer connection — a positive sewer seal at both ends of sewer hose is required. Texas law requires that a sewer hose must be fastened using a connector or a rubber donut. Hose supports need to be under all hoses. Please check the condition of your hoses regularly.

\***Children:** We want the children to be safe & have a good time, but always under the watchful eyes of a parent/guardian. Please use good judgement if you decide to leave your children at the park when you are gone. No children under the age of 12 will be left unattended at any time. We are not responsible for their safety or welfare. You are liable for their behavior.

\*Pets: There will be NO AGGRESSIVE DOGS in the park. Please maintain control of your pets. Each RV spot is limited to 2 pets (service animals will not be counted as a pet), all pets must be kept on a leash when outdoors (no animals allowed loose in the park). Owners must clean up after their pets. Do not leave pets tethered on a leash or chain or in a pen outside overnight or when you are absent. Absolutely no pets other than service animals are allowed in the office/bath, restroom or laundry areas! The same rules apply for cats as for dogs. Cats are inside pets only. These rules are for health reasons as well as the respect for others.

\*TRASH: Park dumpster use is only for park guests personal trash only. All garbage must be bagged & tied, boxes broken down. NO TIRES or furniture IN DUMPSTER. DO NOT leave trash outside by your RV. Cleanliness of the park is important to us. Sites are to be kept clean and orderly, as determined by owner.

\*Cleanliness: Make sure that the bathrooms are clean before leaving. Please leave laundry area as you would like to find it. If facilities need attention, please notify manager. Washing vehicles in the park is prohibited, however; keeping your RV clean and in good repair is required.

\*Internet: Wireless Internet is for our registered guests and passwords should not be shared outside of the community.

\*Parking: DO NOT PARK ON GRASS. Two vehicles preferred per RV space. Please park vehicle on the gravel area and out of the main road.

\*Vehicles: Must be in running condition and have current registration.

\*Things not allowed in Park: Clothes lines, Fireworks, Cheater Boxes, Pigtails, Electric Space Heater (unless preapproved by owner). Happy Acres RV Park is not responsible for any electrical components on RV's.

\*Conduct: Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive, violent or vulgar behavior will not be tolerated. These will be reason for immediate eviction without refund.

\*Drugs: Illegal drugs of any form are prohibited on the property of Happy Acres RV Park. Person(s) caught in violation of this rule are subject to immediate eviction without a refund. Person (s) knowing of any illegal activity are encouraged to notify the management immediately. Any information reported will be strictly confidential.

**\*Gate Codes:** Each tenant will receive their own gate code and will be responsible for whom they give it to. See office for mail and deliveries.

\*Liability: All park facilities and equipment of the park is intended for the convenience of the registered guests. Any and all persons using the facilities do at THEIR OWN RISK and consent. The park management is NOT RESPONSIBLE for accident due to fire, theft, wind, flood, personal negligence, acts of God or other unfortunate circumstances. The registered guest is financially responsible for all individuals or pets at their site for any/all damage to the park.

\*THIS PROPERTY IS UNDER 24 HOUR VIDEO SURVEILLANCE. EQUIPMENT IN USE IS TO AID IN THE PROSECUTION OF ANY CRIMES COMMITTED AGAINST THIS PARK.

OWNER RESERVES THE RIGHT TO EVICT OR REFUSE SERVICE TO ANY PERSON OR PERSONS WHO BREAK OR DISREGARD ANY RULES WITHOUT REFUND. OWNER RESERVES THE RIGHT TO REFUSE ANYONE.

OWNER RESERVES THE RIGHT TO MAKE CHANGES TO THE RULES AND FEES WHEN NECESSARY.

I have read and understand the rules of Happy Acres RV Park.

Occupant #1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date Signed: \_\_\_\_\_\_\_\_\_\_\_\_

Occupant #2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date Signed: \_\_\_\_\_\_\_\_\_\_\_\_