

## AMOR PARK AND AMOR NORTH CAMPGROUND TERMS AND CONDITIONS

The rental will be for the camping season May 15<sup>th</sup> (weather pending) – October 31<sup>st</sup> (weather pending). Check-In is after 3 P.M. CST & Check-Out is no later than 12 P.M. CST.

**RESERVATION DEPOSIT** – A reservation deposit of 50% of the Seasonal Rent is due to secure and reserve the property upon signing the agreement. The reservation deposit will be applied to the rent and is subject to the Cancellation Policy.

**PAYMENT** –The Damage Deposit and rent is due according to the reservation Payment Schedule. Please make payments via personal checks or cash (payable to **Northern Lights Property Rentals**).

**INCLUSIVE FEES** – The rental rate includes the following services and expenses:

- Full Hook-Ups (Water, Sewer, Electric)
- Garbage (common dumpster)
- Internet available (WiFi)

**CANCELLATION POLICY** – This reservation is subject to our Seasonal Contract term whereby cancellations made before March 1st will be charged a \$500 cancellation fee. Cancellations made after March 1<sup>st</sup> forfeit the reservation deposit & all payments made to date (including the damage deposit). Cancellations or changes that result in a shortened stay (early departure) does not warrant a refund of any kind.

**\*DAMAGE DEPOSIT** - A damage deposit of \$250 is required & due with the first installment The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met:

- No damage is done to the property or its contents, beyond normal wear and tear.
- All trash/garbage is placed in the dumpster or removed from the property
- No items are lost or damaged.
- No outdoor furniture or accessories are lost or damaged.
- The tenant is not evicted by the owner (or representative of the owner), the local law enforcement, or property manager.
- There are no complaints registered by the neighbor(s).

**MISC:**

- No candles or incense on the property.
- No fireworks or firecrackers.
- Noise Level

**NO SUBLETTING:** The tenant may not sublet or rent in whole or in part the property under any circumstances. Tenant is specifically prohibited from offering all or part of the property for short-term rental such as AirBnB, VRBO, or other such sites or programs.

**Rules and Regulations:** Tenants, their Guests and all occupants shall comply with the written rules and regulations Tenants agree to comply with all state and federal laws, rules, ordinances and regulations applicable to the property. Tenant agrees to comply with any and all changes in the rules or regulations that the Landlord may make and written herein.

**MAXIMUM OCCUPANCY** – Number of Occupants: Tenant agrees that the site shall be occupied by no more than 4 adult(s) and 4 child(ren) under the age of 18 years old, without the written consent of the Owners. This is to ensure an optimal experience by all guests.

**AMENITIES:**

- Picnic table
- Storage shed
- Firepit (does not include firewood)

DRIVEWAY PARKING: The property has room for up to 3 vehicles. If more parking is needed, please contact the owners. Guests must stay on and use the designated road and access.

Description of the camping unit to be placed on the rented site is as follows:

Make: \_\_\_\_\_  
Size: \_\_\_\_\_  
Year: \_\_\_\_\_

Tenant agrees to carry his or her own liability and comprehensive insurance and vehicle registration during the term of this rental period on their trailer/camper and vehicles. Northern Lights is not responsible or liable for any damage to Tenants property (caused by person or mother nature/acts of God) and Tenant agrees to hold Owner(s) harmless of any claims.

This is a NON-SMOKING property.

PETS: Pets may be considered with approval. If approved:

- Pets must remain within the owner's designated campsite area.
- When the pet is outside of the designated campsite area it must be leashed.
- Owners must clean up after their pet
- All animals must be registered and the tenant agrees to have them vaccinated if tenant is bringing said animal into the property. Before the animal can be brought into the property, a Rabies Vaccination Certificate must be provided & the following information provided:

**Copy Provided (Y/N):** \_\_\_\_\_ **Owner:** \_\_\_\_\_

**Animal's name:** \_\_\_\_\_ **Predominant Breed:** \_\_\_\_\_

**Sex:** \_\_\_\_ **Date Vaccinated:** \_\_\_\_\_ **Veterinarians Name:** \_\_\_\_\_

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved by owner in writing in advance.

WATER AND SEPTIC – The property is on a common well and septic system. The mineral content in the water is high. The deep well water may have a slight odor as is common with water wells. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than RV compatible toilet paper. No feminine products should be flushed at any time. If it is found that feminine products or non-RV compatible material has been flushed and clog the septic system, you could be charged damages of up to five hundred dollars (\$500).

Do not put any food or other items down the kitchen sink. There is no disposal and any items down the sink could clog the septic system. If it is found that food or other items were disposed down the sink, you could be charged the cost to restore the system to proper working order.

CONDITION OF SITE: By execution of this Agreement, Tenant acknowledges and agrees that the Site is neat and clean and adequate for Tenant's use. Upon termination or expiration of this Agreement, Tenant agrees to surrender the Site to the Owner in a neat and clean condition.

LANDLORD'S RIGHT OF ENTRY – At reasonable times and, except in cases of emergency, with prior notice to Tenant, Landlord may, during the term of this Agreement enter the property for the purpose of inspecting and examining the same, and to show the same to prospective purchasers or tenants, and make such repairs, alterations, improvements, or additions as Landlord may deem necessary or desirable. Landlord's right to enter shall, in the event of an emergency, include the right of the Landlord to forcibly enter the property.

FORCE MAJEURE CLAUSE – No refunds will be provided for the following:

- Acts of God, such as severe acts of nature or weather events including floods, fires, earthquakes, hurricanes, or explosions;
- War, acts of terrorism, and epidemics;

- Acts of governmental authorities such as expropriation, condemnation, and changes in laws and regulation

Right to Terminate Agreement: Landlord may terminate this Agreement for any or no reason by providing Tenant a notice to vacate the Site ("Notice to Vacate"). Tenant agrees to render peaceful possession of the site to the Owner within three (3) days of the date provided on the Notice to Vacate. The three (3) days' notice shall not be required to terminate if termination is the result of a breach of the Agreement.

Tenants agree that any improvements to the rented lot or premises must be approved in writing from the Tenant and are deemed to be fixtures and will become the property of the landlord once the tenant vacates rented lot.

Tenant accepts camping privileges with the understanding that he/she does hereby release Ashley & Mark Dobbelmann their heirs, Northern Lights Property Rentals, Up Nort' Home & Cabin Care Inc., its officers and employees of all liability for the loss or damage to property and injury to his/her persons arising out of his/her use of the facility, including as a result of an act of nature (weather, wind, trees, branches..etc.).

This rental agreement contains the entire agreement between the landlord and Tenant. No other representation or inducement, verbal or written, has been made which is not contained in this rental agreement. This agreement is severable, if one portion is invalid, the remaining portion will, never less, remain in full force and effect.

The property is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise and hold the owners harmless of any such events should they occur.

NO LIABILITY: TENANT/GUEST HEREBY INDEMNIFIES, RELEASES AND HOLDS ITS OWNERS & EMPLOYEES HARMLESS FROM ANY PROPERTY DAMAGE, PERSONAL INJURY, CLAIMS, CAUSES OF ACTION, DAMAGES, LOSS, EXPENSES, AND/OR LIABILITIES (HEREAFTER COLLECTIVELY, "LOSS") ARISING OUT OF OR RELATED TO TENANT'S USE OF THE SITE, THE PROPERTY AND/OR ANY CONDITION THEREON. THE OWNER SHALL NOT BE LIABLE TO THE TENANT FOR ANY DAMAGES ARISING OUT OF ANY ACTIONS OR NEGLIGENCE ON THE PART OF ANY OTHER CAMPGROUND GUESTS OR RESIDENT OR THEIR FAMILIES, AGENTS, EMPLOYEES OR INVITEES OR ACTS OF NATURE. GUEST AGREES TO PAY THE CAMPGROUND FOR ANY DAMAGES CAUSED BY GUEST, GUEST'S FAMILY, AGENTS, INVITEES OR EMPLOYEES.