

RV Lot Lease Agreement

	Rates
Daily Rate	\$40
Weekly Rate	\$220
Monthly Rate	\$650

Masden Mobile Home Park reserves the right to reject an RV based on age and appearance.
No tents are allowed on RV sites

1. Rental Rate

- a. RV Lot Rates are: Daily Rate \$40, Weekly Rate \$220, Monthly Rate \$650 (monthly rate includes \$100 of electric & \$70 of Water). Additional electric and water usage will be billed to the tenant. **Late Payments (Monthly lots): Payment is due on the 15th. If rent is not paid in full by the 18th a late fee of \$25 will be added on the 19th, if monthly payments are not paid within 5 days of due date RV Lot Rent will be converted to weekly payments and if balance is not paid within 7 days of due date tenant will be required to vacate property. Multiple late payments are subject to eviction. (Late payments will not be permitted on weekly or daily lots.)** Rates include 2 Adults and 3 Children. Anything more is an additional fee. Check-in is from 11AM to 4PM, we do not take after-hours check-ins. Check out is at 10AM, this is to ensure that we have the lot available for incoming guests. If you have made arrangements with the office to stay additional dates or you are paying for a Monthly or Weekly lot your payment is due prior to check out time on your departure date. If we do not receive payment you will be required to move RV and vacate the lot. Any outstanding balance due must be paid at this time.
- b. **Deposit: \$150 (Required)** Deposit is to secure the property for landlord from abuse and any cleanup or removal of items left behind. In addition, at termination of the lease, if unpaid rent or utilities is due, landlord may apply this deposit to satisfy unpaid rent.
- c. **PAYMENTS. WE DO NOT ACCEPT CASH PAYMENT!** There will be a 3.5% convenience fee charge added if paying by credit and/or debit card in the office. Masden Mobile Home Park does not receive ANY of this convenience fee charge; it goes straight to the card processor at the time payment is made. You can also make payments by money order or check to Masden Mobile Home Park (Drop box is located to the right of the office door for after-hours payments. You can choose to make payments online at <https://masden.twa.rentmanager.com> (see setup instructions on TWA Letter).

If you choose to pay through our tenant web portal in which case the following charges apply:

1. Find the nearest CheckFreePay agent location at: www.paylease.com/cashpay/locations
Present your PayLease Cash Pay Account ID# and cash payment for a \$4.00 fee.
 2. Have ACH set up through your bank account \$2.95 per transaction
 3. Credit Card 3% of amount plus \$2.95
 4. Debit Card \$4.95 per transaction
- d. **ALL PAYMENTS ARE NON-REFUNDABLE.** Once payment is made it cannot be reversed, canceled or refunded. This includes payments made in office, online and by phone. Tenant will be responsible for all fees incurred by reversal, canceled or refunded payments. Any payment rejected due to Non Sufficient Funds or a returned check will be

charged a \$50.00 fee. Thereafter all payments must be made with credit/debit card, certified check and/ or money order. If your credit and/or debit card is run and declined and Masden MHP incurs a charge you will be responsible for the \$10.00 service charge.

2. Tenants Duties

- a. To report additional occupants over 18 years of age prior to moving in. Submit a copy of valid ID and be approved by office before residing in park (Background Check is required for all occupants over 18 years of age).
- b. Keep that part of the premises that the tenant occupies and uses safe and sanitary.
- c. Dispose of all rubbish, garbage and any other waste in a clean, safe, and sanitary manner.
- d. Keep all plumbing fixtures and connections in working order, to include installing heat tapes when needed.
- e. Use and operate all electrical and plumbing fixtures properly.
- f. Personally, refrain and forbid any other person who is on the premises with the tenants permission, from intentionally or negligently destroying, defacing or removing any fixture or any other part of the premises.
- g. Conduct themselves and require other persons on the premises with the tenants consent to conduct themselves in a manner that will not disturb neighbors` peaceful enjoyment of the premises.
- h. Inform the management within a reasonable time of any conditions, whether caused by the tenant or due to normal use of the premises, which should be corrected in order to preserve the condition of the rented premises.
- i. Tenants must check out at the office for final clearance prior to vacating. (Initial)

3. **LIABILITY:** Landlord is not liable for accidents, injury, or loss of life of tenants, their dependents or guests, theft or damage to property or guests. Tenants are responsible for insuring their personal property.

4. Utilities / Hook ups

- a. Sewer fittings must have a sealed connection (Leaks are your responsibility)
- b. Water connections must be secure (Leaks are your responsibility)
- c. **Water hookups during winter months.** To help prevent the hydrant from freezing we suggest you turn off the water hydrant and disconnect water hose when not in use especially when temperatures are less than 32 degrees (frost free hydrants will automatically drain when off which prevents freezing). If you have a heated hose and choose to leave the water on you still need to let your water trickle to prevent the hydrant from freezing (You would want to leave your gray tank open/draining when doing this and make sure your sewer line does not have any low spots). We recommend checking with your manufacturer for recommendations for your specific RV/Camper during freezing temperatures. We have heated tape on hydrants this needs to be plugged in during winter months. **If you choose to leave water on during freezing temperatures Masden Mobile Home and RV park will not be responsible for damages due to your property. If we are required to thaw out hydrants or to make any repairs due to negligence you will be charged for labor and materials.**
- d. Use of water to wash vehicles is prohibited. (Only Applies to Daily/Weekly lot rentals)

5. Amendment to Lease
 - a. The Management reserves the right to change any part of this lease agreement to conform to the laws and regulations be it city ordinance or for the improvement of the park, should either of these occur you will be notified.

6. **Lawn Care**
 - a. Masden Mobile Home Park will mow weekly during mowing season. **Due to liabilities tenants are responsible for weed eating/spraying lots.**
 - b. Lots must be picked up and clear of items that will prevent mowing of the lot.
 - c. If yard contains pet waste tenant will be responsible for mowing lawn every week during mowing season. (Lots run water meter to water meter)
 - d. **In the event Management is required to clean lot for lawn care or spray lots you will be charged for labor and/or supplies.**

7. **Trash Pick Up**
 - a. Trash must be bagged and placed in trash container. Boxes need to be broke down and placed in trash container. Additional charges will be added for any boxes or bags that do not fit in container and are left for pickup (Minimum disposal fee is \$10).
 - b. Garbage pickup is on Friday usually between 8:00AM and 9:00AM, We recommend setting out the night before and bring container back immediately after pick up. Please be sure that when putting garbage out for Friday morning pick up to only use Waste Management Can, to place it with the bar facing the street (This is also written on the lid of the garbage can) and be sure it is at least 3 ft away from the mailbox.
 - c. Trash containers must be set out by the street for pick up. One WM container is provided per lot and trash will only be pick up in WM containers. We recommend setting out the night before and bring back in immediately after pick up.
 - d. **DO NOT LEAVE EMPTY TRASH CONTAINERS AT THE STREET SIDE.** Trash containers are to be kept beside the home in an area that does not affect exterior appearance.
 - e. **If you have large items it is your responsibility to remove them from property if WM does not pick up. In the event Masden MHP must remove the items you will be charged.**

8. **Cleanliness of the Park**
 - a. All lots / mobile home spaces/ RV Lots shall always be kept neat and clean and in a sanitary condition, it is the responsibility of all tenants to help in keeping the park clean and neat at all times.
 - b. All picnic / grill items and toys of all types including bicycles must be stored out of view when not in use, Do not leave them thrown all over the yard, this is not only to improve the appearance of the park but also assists in safeguarding your property. **Masden Mobile Home Park is not responsible for any lost or stolen articles.** Ensure that your bicycles and toys or any other item is marked with your own identifying marks or numbers. Ensure all toys and articles are properly stored and secured.

9. There are no laundry facilities. Do not hang clothing around RV.

10. **Repairs / Non Operational Vehicles**

- a. Repairs to RVs and vehicles are not permitted.
- b. Vehicles that are in a non – operational status will not be stored or kept on the lots or in the mobile home park. Any vehicle that is not properly registered at vehicle registration will not be stored on the lots or in the mobile home park.
- c. Violation of Any of the above listed under Non – operational vehicles will result in vehicle being towed out of the park at the owner’s expense.

11. Parents Keep Your Children Under Supervision At All Times

- a. Children must be kept out of other tenant’s yards.
- b. No playing in the drainage ditches.

12. Pets

- a. The management reserves the right to decide what size and breed of dog that is allowed in the park. The park has a right to require ANY animal that appears vicious to be removed from the property and not allowed to reside within the property.
- b. Doberman, Pit Bull, Rottweiler, American Bulldogs and dogs of that type are not allowed.
- c. The tenants must agree to adhere to all local ordinances including leash and licensing to include shots up to date. Copies of Licensing and Rabies Vaccination Records need to be kept on file in Masden MHP Office.
- d. No dogs will be tied outside or left unattended at any time.**
- e. Dogs will not be allowed to run loose in the park. ***ANIMAL CONTROL WILL BE CALLED 270-769-3428.***
- f. The leash law will be observed, Leash law meaning that the animal must be on a leash held or maintained by a person.
- g. Noisy or unruly pets or those which complaints are received will not be allowed to remain in the park.

YOU ARE RESPONSIBLE TO PICK UP PET WASTE; WE SUGGEST YOU CARRY A BAG IN HAND WITH YOU AS YOU ARE WALKING DOG! (Masden Mobile Home Park mows the lawns weekly for RV Lots. If your pets waste is not cleaned up you will be responsible for mowing your lot once every week during mowing season.)

13. Lost Or Stolen Articles

- a. Masden Mobile Home Park is not responsible for any lost or stolen articles.
- b. Ensure all toys and articles are properly stored and secured.

14. Violation of Covenants

- a. Violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from Masden Mobile Home Park upon seven (7) days notice thereof by registered mail or by personal service.
- b. Tenant agrees to waive the requirement of any notice to quite or notice to remove. Tenant agrees to vacate at the termination of the lease for any reason and that the owner is entitled to possession upon the termination of the lease without the need to provide to Tenant any notice to quit or notice to remove.

- c. If suit be brought to collect rent or damages, to cause eviction from said property, or to collect the cost for repairs, the tenant shall pay all cost of such actions, including attorney fees and court cost as affixed by the Court.
- d. Tenant agrees that if an eviction process is ever completed, they will not be able to live anywhere nor stay anywhere within Masden Mobile Home Park without written permission from Masden MHP office and agrees that it will be considered criminal trespassing.

15. The Following Will Not Be Permitted

- a. Fences/Kennels
- b. Basketball goals.
- c. Trampolines.
- d. Swimming pools including kiddie pools/Hot Tubs
- e. Parking on the grass or on vacant lots (without management approval) Vehicles will be towed at owners expense.
- f. Use of Vacant lots (any items found on vacant lots will be removed at management discretion)
- g. Gardens, or digging in the yards
- h. Building or adding any structure without permission from the office & proper city or county permits (if applicable).
- i. Loud radios in home or autos.
- j. Use of this property to transact or use any controlled substance. IF YOU SUSPECT ANY DRUG ACTIVITY WITHIN THE PARK PLEASE CALL THE DRUG TASK FORCE AT 270-769-0694***
- k. Speeding, speed limit anywhere in the park is 15 MPH.
- l. Semi-truck or trailer parking.
- m. Soliciting.
- n. Joy riding of motorcycle/mini motorcycles (including but not limited to any non licensed recreational vehicle) in the park.

NO LONG TERM STREET PARKING, Visitors - Short term parking only and must not block or interfere with mail, garbage pick up and/or blocking or obscuring views. (Violators may be towed without notice)

I / WE AS A TENANT HAVE READ AND UNDERSTAND THE ABOVE RULES, AND FURTHER UNDERSTAND THAT FAILURE TO COMPLY WITH THIS AGREEMENT IS GROUNDS FOR REMOVAL FROM MASDEN MOBILE HOME PARK