

Belton RV Park Site Service Agreement (Lodges)	Site/Address	Arrival	Departure
	Length of Stay (nightly, weekly, monthly)		

Customer Information

Name			Phone
Address			Phone 2 (cell)
City	State	Zip	Email

Occupant Information

(Please complete a Resident Data Form)

Name & Date of Birth	Name & Date of Birth
Name & Date of Birth	Name & Date of Birth

Have you ever been convicted of a crime? yes no If yes, explain.
A criminal background check will be conducted on all adults.

Please sign: _____

Vehicle Information

Vehicle 1 Type (make/model)	Vehicle License	State	Year	(color)
Vehicle 2 Type (make/model)	Vehicle License	State	Year	(color)

Monthly: \$800 (\$500 Security Deposit)
Electricity metered and billed at \$0.15/kwh

Rates are subject to change without notice.

General: Management assumes no responsibility for accidents, injuries, or loss from any cause. Belton RV Park will not tolerate any onerous, obnoxious, or offensive activity of any sort that could interrupt and/or adversely affect the enjoyment of other parties utilizing our facilities. Trailers, boats, and other recreational vehicles are not permitted to be parked on the property and empty RV sites shall not be used for parking of any kind. In the event of such onerous, obnoxious or offensive activity or violation of park rules, in the judgment of management, the parties responsible for such activities will be required to leave the park immediately, without a refund. The community rules are attached in the Belton RV Park Rules and Regulations.

Indemnity and Waiver of Liability: Customer shall indemnify and hold owner harmless from and against any and all damages or injuries caused by fire, water, wind, civil strife, or acts of God, owner and/or customer actions or in-actions (or those of their employees, agents, invitees, or pets), or any other related to customer's use or occupation of the RV site.

Theft of Service Law: According to Texas Penal Code Section 31:04 (b), any guest who leaves without paying for site services or who refuses to pay for site services when due is subject to criminal prosecution. We require full payment in advance and will prosecute any violations under the 'Theft of Services Law'.

Affirmation: I fully understand and accept the Rules and Regulations detailed in the Belton RV Park Rules and Regulations.

- I agree to vacate the premises at the request of management if I violate these rules and regulations, without refund of any prepaid fees.
- This agreement does not constitute a landlord tenant agreement. Payment for sites is entirely for services rendered under a host/guest arrangement.

Signature	Date	Drivers License # & State Issued
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For office use only

Prorated Rent: \$ _____ Security Deposit Pool Agreement Resident Data Form Driver's License Copy Rent Manager Set-up

Belton RV Park

Rules and Regulations for Lodges

Arrivals and Departures

1. Full payment is required at the time of reservation including a \$500 security Deposit for monthly reservations. Electricity is metered and billed at \$0.15/kwh. Water/sewer is included.
2. There is a maximum of four (4) residents per site. Our standard fee is based on two adults and two children.
3. Rent is due on the 1st of each month. A late fee of \$50 will be assessed on the 7th if payment has not been received.
4. No refunds for early departure.
5. A Resident Data Form must be completed for all residents and on file with park management.

Parking and Vehicles

1. One (1) vehicle limit on each site. Overflow parking may be available for 1 additional vehicle.
2. All vehicles must have current registration, inspection and license plates.
3. All vehicles must be in operational condition.
4. Vehicles may not protrude site into the flow of traffic.
5. No type of mechanical repair on vehicles is allowed.
6. Speed limit in the park is 8 mph.
7. Parking is allowed in designated parking areas only. Parking in vacant RV sites will result in being charged the daily rate and/or vehicle being towed.
8. No parking on the grass.
9. Semi-trucks, flatbed/other trailers, 3 or 4 wheelers or boats are not allowed in the park.

Site Appearance

1. No open flames or fireplaces, such as chimineas, open fire pits (small personal charcoal or gas grills are allowed on the gravel or pad).
2. Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel. No clothes lines are permitted.
3. Trash should be deposited in the dumpster on site.
4. Smoking is not permitted in the lodges or on the porch of the lodge.
5. No storage containers are allowed on your site.
6. No swimming pools or trampolines are allowed on your site.
7. Holiday decorations must be removed within two (2) days of holiday.

Pet/Animal Rules

1. Pets are not permitted in the lodges.
2. Service dogs, regardless of breed, are permitted with approval.
3. A Service Animal Agreement must be completed and on file with park management.

Pool Rules

1. Pool is for park guests only.
2. Pool is 'swim at your own risk.' No lifeguard on duty.
3. No children under 15 years of age allowed unless accompanied by an adult (18 years or older).
4. No alcohol, glass bottles, food or pets allowed in the pool area.
5. Pool Agreement must be completed and on file with park management.

General Rules

1. Quiet hours are from 10:00 pm – 7:00 am. Loud noise and/or music coming from your lot or car while driving in the community, at any time, may be subject to a fine.
2. You may not assign or sublet your lodge.
3. We do not guarantee the same site, if you choose to extend. Check with management for possible extension.
4. Items furnished in the lodge at check-in must remain on site and be found in the lodge at check-out.
5. Security deposits are collected against default and damage to site, and will be returned within 30 days of written request with cleaned lot, lodge and all accounts current.
6. If a reservation is cancelled within two weeks prior to arrival, a portion of the security deposit may become non-refundable.
7. Failure to return the key(s) to the lodge will result in a \$50 fee.
8. There is a \$50 late fee charged if payment is not received by the 6th of the billed month and there is a balance on the account.
9. There is a \$25 fee charged for returned checks. A cashier's check or money order will be immediately required to recover the amount of the returned check, \$25 fee and any other late fees applied to the account. If a check is returned, personal checks will no longer be accepted for future payments.
10. We are on a septic system. Do not flush paper towels, diapers, baby wipes, feminine products, condoms, needles, food, grease, or anything other than RV safe toilet paper.
11. No alcoholic beverage drinking is permitted outside resident's lodge.
12. Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
13. We are on a year-round water conservation program. Please do not wash vehicles or waste water at any time.
14. Service issues / repairs need to be put in writing at the office.
15. Residents will be held liable for any damage to buildings, grounds, lots or water/electric meters if damage is due to their or their guest's/visitor's/children's negligence. Onerous, noxious or offensive activity, excessive noise, abusive language, interference with other tenants, disturbing the peace and willful or careless destruction of property in any manner will be cause for eviction. If law enforcement authorities are called for a disturbance at your site for any reason, you will be required to vacate the park immediately.
16. By law, Belton RV Park is a service-oriented business and therefore does not have a tenant/landlord relationship with any daily / weekly / monthly guests.
17. We reserve the right to inspect the lodge at any time during your stay.
18. Owner reserves the right to change the rules and rates without notice.

Guest Signature

Date

This information will be retained in each resident's file and used for emergency purposes only. All information provided will be kept strictly confidential.

Primary Resident		Secondary Resident	
Address/Site #		Home Phone	
Cell/Daytime Phone		Cell/Daytime Phone	
Employer		Employer	
Employer Phone		Employer Phone	
SS#		SS#	
DOB		DOB	
DL#	State	DL#	State
Email		Email	
Alternate Address			

Dependent Children and Other Occupants

Name	DOB	Relationship	Name	DOB	Relationship

Vehicle Information

Make/Model	Color	Year	License Plate #	State

Pet/Animal Information

Animal Type	Breed	Weight

Emergency Contact

Name	Cell/Daytime Phone
Relationship	Address

Primary Signature

Date

Secondary Signature

Date

Applicant Name: _____ Address/Site #: _____

I grant Belton RV Park authorization to verify, by all available means, the information provided on the attached application, dated ____ day of _____, 20____, from consumer reporting agencies (and other rental housing owners) before, during and after tenancy on matters relating to my application/lease. I understand that if I do not meet Belton RV Park’s rental selection criteria, or if I fail to answer any question or give false information, Belton RV Park may reject my application, retain all application fees, administrative fees, and deposits as liquidated damages for time and expense, and terminate my right of occupancy. I understand that I will be notified in writing the reason for denying my application and terminating my right of occupancy.

Criminal Criteria

Upon receipt of the rental application and processing fee, management will conduct a search of public records to determine whether the applicant or any proposed tenant has charges pending for, been convicted of, or pled guilty or no contest to, any: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which the applicant was convicted or is charged of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the community/owner’s agent.

A single conviction, guilty plea, no contest plea or pending charge for any of the following shall be grounds for denial of the rental application. If there are multiple convictions, guilty pleas or no contest pleas on the applicant’s record, management may increase the number of years by adding together the years in each applicable category. Management will not consider expunged records.

- a) Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, manufacturing or distribution of a controlled substance unless applicant provides evidence acceptable to management that applicant has been crime free for at least 10 years since the later of:
 - i. The date of release from incarceration; or
 - ii. Completion of parole
- b) Felonies not listed above involving: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which the applicant was convicted or is charged is of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the community/owner or the community/owner’s agent, where the date of disposition has occurred in the last 7 years.
- c) Misdemeanors involving: drug related crimes, person crimes, sex offenses, weapons, violation of a restraining order, criminal impersonation, criminal mischief, stalking, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- d) Misdemeanors not listed above involving: theft, criminal trespass, property crimes or any other crime if the conduct for which the applicant was convicted or is charged is of a nature that would adversely affect property of the community/owner or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the community/owner or the community/owner’s agent, where the date of disposition has occurred in the last 5 years.
- e) Conviction of any crime that requires lifetime registration as a sex offender will result in denial.

Applicant Signature

Date