

Belton RV Park - Monthly Rental Site Service Agreement	Site/Address	Arrival Date	Departure
	Length of Stay (monthly)		Amperage (30/50)

Customer Information

Name		Phone	
Address		Phone 2 (cell)	
City	State	Zip	Email
Date of Birth		Social Security Number	

Occupant Information

(Please complete a Resident Data Form)

Name & Date of Birth	Name & Date of Birth
Have you ever been convicted of a crime? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, explain. A criminal background check will be conducted on all adults.	
Please initial: _____	

Pet/Animal Information

(Please complete a Pet Agreement)

How many pets/animals?	Type of animals	If dogs, list breeds
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Unit and Vehicle Information

RV Unit Type	Unit license	State	Year	Size (length x width)
Vehicle 1 type	Vehicle license	State	Year	
Vehicle 2 type	Vehicle license	State	Year	

Emergency Contact Information

Name	Phone	Relationship
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Rates: Monthly: \$ 425 electricity billed at \$0.15/kwh	Additional occupants: \$2/night Rates are subject to change without notice.
<p>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, noxious 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.</p> <p>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.</p> <p>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 are providing service hook-ups for your RV. We require full payment in advance and will prosecute any violations under the 'Theft of Services Law'.</p> <p>Affirmation: I fully understand and accept the Rules and Regulations detailed in the Belton RV Park Rules and Regulations.</p> <ul style="list-style-type: none"> 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 <input type="checkbox"/> Pet Agreement <input type="checkbox"/> Pool Agreement <input type="checkbox"/> Background Check <input type="checkbox"/> Driver's License Copy <input type="checkbox"/> Rent Manager Set-up <input type="checkbox"/> RV Approval <input type="checkbox"/>	

Belton RV Park

Rules and Regulations

Arrivals, Departures, Payment and Fees

1. Check in time is at 2:00 pm. Check out time is at 11:00 am.
2. There is a maximum of four (4) residents per site. Our standard fee is based on two adults and two children. See current rates for additional person charge.
3. Full payment is required at the time of reservation for daily and weekly guests; \$200 deposit required for monthly reservations.
4. Monthly RV lot rentals are metered and charged for electricity used at a rate of \$.15/kwh.
5. 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.
6. A two-week move-out notice is required for all monthly rentals.
7. No refunds for early departure.
8. 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 plus your RV. Overflow parking is available on Row C.
2. All vehicles including RV must have current registration, inspection and license plates.
3. All vehicles must be in operational condition.
4. Vehicles may not protrude from RV site into the flow of traffic.
5. No type of mechanical repair, whether to vehicle or RV, 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.

Rig and/or Site Appearance

1. We reserve the right to refuse service to any rig based on its appearance and/or condition.
2. Proper leveling blocks are to be used to level a rig. Cinder blocks are not allowed.
3. Steps should be the right size for your rig, and not hand-made.
4. Pressure regulators are recommended for your water connection.
5. It is mandatory that your sewer and/or gray water hose be kept in an accordion and have a sewer connection (sewer collar/donut) attached to prevent sewer gasses from escaping. Tank is to be kept closed, unless dumping.
6. No open flames or fireplaces, such as chimineas, open fire pits (small personal charcoal or gas grills are allowed on the gravel or pad).
7. Outdoor items should be neat and orderly. Mats and satellite dishes should be kept on your pad or gravel. No clothes lines are permitted.
8. Trash should be deposited in the dumpster on site.
9. Please put all cigarette butts in the proper container.
10. No storage containers are allowed on your site, unless they are under the rig and maintained in neat appearance.
11. No A/C window units are allowed.
12. All cords, cables and hoses should be bundled. No light duty extension cords allowed.
13. Ladders are to be attached to the rig.
14. Skirting is not allowed.
15. No swimming pools or trampolines are allowed on your site.
16. Holiday decorations must be removed within two (2) weeks of holiday.

Pet/Animal Rules

1. All pets/animals are to be on a leash in owner's hand at all times while outside the rig. Animals are not to be left unattended outside the RV.
2. Clean up after your pet/animal on your lot and while walking.
3. Constant or frequent barking will result in you being asked to leave.
4. There is a 2 pet limit.
5. Assistance animals, regardless of breed, are permitted with approval.
6. All animals must be screened prior to move-in. A Pet/Animal Assistance 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 our lot, RV or car while driving in the community, at any time, may be subject to a fine.
2. You may not assign or sublet your site.
3. We do not guarantee the same site, if you choose to extend. Check with management for possible extension.
4. Security deposits are collected against default and damage to site, and will be returned within 30 days of departure with cleaned lot and all accounts current.
5. 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.
6. 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.
7. 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.
8. No alcoholic beverage drinking is permitted outside resident's RV.
9. Discharging or displaying firearms, paintball, B-B, pellet, air guns, slingshots or any other type of weapon is prohibited.
10. We are on a year-round water conservation program. Please do not wash campers or vehicles, or waste water at any time.
11. 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.
12. 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.
13. Owner reserves the right to change the rules and rates without notice.

Guest Signature

Date

Belton RV Park

Resident Data Form

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