

# TOMBALL RV PARK

12706 Old Boudreaux Lane, Tomball, TX 77375

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281-255-3080

We at Tomball RV Park strive to provide all our guests with a safe, quiet and enjoyable environment to call "home." The following information is intended to answer some of your questions and to present some of our basic park policies and guidelines.

**APPLICATION:** All prospective guests are required to fill-out and return a completed application. References and prior landlords will be contacted.

**CRIMINAL BACKGROUND CHECK:** All prospective guests are subject to a criminal background check. The results of the background check are considered on a case-by-case basis. Subsequent to move-in, criminal activity may result in immediate eviction with forfeiture of prepaid rent and deposit.

**TERM:** Tomball RV Park is an extended-stay RV park – we rent our spaces on a weekly or monthly basis. This is a week-to-week or month-to-month arrangement with no formal lease. In essence, pay your rent in a timely manner and adhere to the "park rules", and we will provide you with a place to park your RV with water, sewer and electric hook-ups. **Note: There is a two-month minimum stay for monthly guests.**

**RATE:** Monthly: \$400+ **Elect** Weekly: \$200 Daily: \$40

**PRO-RATED RENT:** Partial-month rent is pro-rated at \$15.00 per day.

**SECURITY DEPOSIT:** A \$150 security deposit is required prior to move-in. The deposit will be returned within two weeks from move-out if: (1) **2-week notice is given prior to move-out**; (2) your site is clean of all personal property and trash; (3) rent, electricity and fees are paid/current upon move-out; (4) you have not been asked to vacate due to non-payment of rent/electricity reimbursement, or an infraction of park policies.

**DUE DATE:** Unless special arrangements are made with management, rent, electrical reimbursement and any outstanding fees is due by the **1<sup>st</sup> day of each month.** Invoices are delivered prior to the first of each month and will state your electrical usage/cost and current rental rate.

**LATE PAYMENT FEES:** If payment is made **after the 3<sup>rd</sup> day of the month,** a late fee of **\$35** shall be added; and, an additional fee of **\$10 per day** for each day thereafter until the balance of rent, reimbursements and fees are brought current.

**UTILITY SERVICE CUT-OFF:** Unless special arrangements are made with management, if all rent payments, reimbursements and fees are not paid by the end of the 3<sup>rd</sup> day of the month, your electricity and water services may be disconnected.

**EVICTIO**N: Unless special arrangements are made with management, if your rent payment, reimbursements and fees are not paid by the 7<sup>th</sup> day of the month, you will be asked to vacate the premises, immediately, and **your deposit will be forfeited.** Likewise, **eviction may result if there is a violation of the park policies.**

**RV SITE:** Your site must be kept clean, uncluttered and litter free. Outside trash containers are not allowed. No on-site storage containers, decks or permanent awnings are allowed. Outdoor furniture and/or a grill are allowed. **If your site becomes overly crowded with personal items or junk, the management reserves the right to ask you to dispose of it or move out.**

**RVs:** In our effort to keep the RV park from poor presentation, it is the owner's responsibility to keep the exterior of the RV clean and free from roof debris as much as possible. You are allowed to wash, or have your unit washed on site as needed. Awnings should be functional and in working condition. It is also the responsibility of the owner to see that the RV be in good condition (road worthy), i.e. flat tires, roof tarps, broken window glass, etc. Management reserves the right to determine if the RV is acceptable as to age and

condition.

All hoses are to be properly connected with NO leaks. Sewer hoses must be kept off the ground (as not to interfere with grass cutting and weed eater - placing within gutter material is a good idea). The management will not be held responsible for damage to hoses or cables on the ground.

**QUIET TIME:** Quiet time is between the hours of 10:00 p.m. and 7:00 a.m. daily. Please be courteous to your neighbors. If the police are called to your site for disturbances, it is grounds for eviction. One warning only.

**GUEST BEHAVIOR:** Residents are responsible and liable for the behavior and conduct of all family members and guests. Disorderly conduct and underage drinking are strictly prohibited.

**DRIVING SPEED:** Speed limit on all roads within the park is 5 miles per hour

**PARKING:** Limit of 2 cars per site. Park in the area designated on your site. No parking on grass, vacant or other sites. No inoperable or unregistered vehicles will be allowed in the RV park.

**TRASH DISPOSAL:** Only household trash and garbage may be disposed of in the dumpster. Due to limited capacity, large items such as furniture, fixtures, and/or construction materials are NOT allowed in our dumpster. Please close lid after use.

**PETS:** NO PETS!

**ELECTRICITY:** Each site is individually metered and the tenant is responsible for electrical usage at the rate of \$0.12 per kwh. Meters are read close to the end of each month and the amount is added to the monthly site rental rate. Electricity is included in the Weekly rate.

**CONTACT:** You may contact the manager at (281) 255-3080. You may also email us at [info@TomballRVPark.com](mailto:info@TomballRVPark.com). In the event resident changes his/her personal, emergency contact or work phone number, the new number shall be provided immediately to the park management.

**NOTICE:** This property is privately owned. The tenant accepts resident privileges with the understanding that he does hereby release the Tomball RV Park, its officers and employees of all liability for loss or damage to property and injury to his person arising out of his use of its camping facilities, and agrees to indemnify the Tomball RV Park, its officers and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered tenant arising out of the use of its camping facilities.

The management of the Tomball RV Park has the right to evict any guest who does not conform to the policies and guidelines set forth in this agreement.

I have read and agree to comply with all of the rules, policies and guidelines stated above.

Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Manager's  
Signature: Date: \_\_\_\_\_ Date: \_\_\_\_\_