

TOMBALL RV PARK

12706 Old Boudreaux Lane, Tomball, TX 77375

TomballRVP@att.net

281-255-3080

POLICIES & GUIDELINES

OCCUPANCY: Tomball RV Park is an “All Adult” park, and we limit occupancy to two adults per site.

PETS: No pets allowed!

APPLICATION/CRIMINAL BACKGROUND CHECK: References and prior landlords subject to verification. All prospective guests are subject to a criminal background check. Subsequent to move-in, criminal activity may result in immediate eviction with forfeiture of prepaid rent and deposit.

MONTHLY RENTAL RATE: \$450 (Two month stay required in order to receive the monthly rate.)

SECURITY DEPOSIT: A \$150 security deposit is required prior to move-in for those wanting the monthly rate. The deposit will be returned 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) mail box key is returned; (5) you have not been asked to vacate the premises due to non-payment of rent/electricity reimbursement or an infraction of park policies.

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 coming month's rent.

RENT DUE DATE: Rent is due no later than the close of business on the **1st day of the month**, unless arrangements are made with management.

LATE FEES: If rent is not received prior to the end of business on the 3rd day of the month, a **\$50 late fee** will be assessed. After the 3rd day, an additional charge of \$10 per day will be added for each day rent remains unpaid.

UTILITY SERVICE CUT-OFF: Your electricity and water services may be disconnected if payment is not received by the Due Date, unless you have made special arrangements with management.

EVICTON: If your rent payment, reimbursements and/or fees are not paid before the close of business on the 3rd day of the month (and you have not made special arrangements with management), 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. A limited amount of 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.**

RV CONDITION: It is the owner’s responsibility to keep the exterior of their RV reasonably clean and free from roof debris. 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. no 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.

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.

GUESTS 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.

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/garbage may be placed in the dumpster. Large items such as furniture, fixtures, and/or construction materials are NOT allowed in our dumpster. Please close lid after use.

CONTACT: You may contact the manager at (281) 255-3080. You may also email us at info@TomballRVPark.com. In the event resident changes his/her personal, emergency contact or work phone number, the new number must 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(s) 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 document, as per Texas Penal Code 30.05. Criminal Trespass.

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

Resident's Signature: _____ Date: _____