CROW'S NEST RV PARK

Crows Nest Rental Agreement

THANK YOU FOR STAYING WITH CROWS NEST RV PARK! ENJOY OUR OLDE CROW COMMUNITY! STOP BY THE WINERY FOR PIZZA AND DRINKS. THE MERCANTILE OFFERS DELI SANDWICHES, BEER, MEATS AND CHEESES AND SO MUCH MORE! ALSO, OUR ANTIQUE STORE WILL BE A BLAST FROM THE PAST AND A FUN EXPERIENCE FOR EVERYONE!

RV RENTAL INFORMATION

Full name: _____ Date: _____

Last *First* *M.I.*

Address: _____ Phone: _____

Street address *Apt/Unit #*

_____ Email: _____

City *State* *Zip Code*

DATE IN: _____ DATE OUT _____ TOTAL RENTAL FEE $ _____

RV MAKE AND MODEL _____

DO YOU HAVE YOUR RV/ CAMPER _____ Yes ☒ No ☐

PAYMENT METHOD CARD NUMBER ~~CARD #~~ _____

EXP:

WHY PAYMENT INFORMATION IS REQUIRED ON A RV RENTAL AGREEMENT:

1. Proof of Agreement
   - ❖ Payment details confirm that both the renter and the rental company agree on the cost of the rental, what is included and when it is due.

2. Supports Damage or Penalty Charges
   - ❖ If the renter causes damage or violates terms, the contract allows the owner to charge the provided payment method for those costs.

   - ❖ By signing the contract, tenants agree to terms and conditions.

3. Helps Prevent Fraud and No-Shows
   - ❖ Requiring valid payment info discourages fake bookings or renters who don't show up, reducing the owner's risk of lost time and income.

4. Ensures Transparency for the Renter
   - ❖ A clear contract with detailed payments terms (rates, taxes additional fees) helps avoid misunderstandings, builds trust, and ensures a smoother rental experience.

TERMS AND CONDITIONS

What is included in your fee and what is expected as a tenant at Crow's Nest. Please read all terms thoroughly before signing. By signing and initialing, tenant agrees to said terms and conditions and will abide. Tenant understands that if any of these terms and conditions are broken, tenant will be charged a fee on the payment method provided.

SITE CHECK IN TIME: 2PM-8PM SITE CHECK OUT TIME: 11AM

PARENTS ARE RESPONSIBLE FOR CHILDREN AT ALL TIMES!!!
PLEASE BE AWARE WHEN CHILDREN ARE AT PLAY!

Mission Statement

At Crow's Nest, our mission is to provide a home away from home for travelers and families seeking adventure, relaxation and connection. We are dedicated to offering a clean, safe and scenic environment where guests can enjoy many aspects of our Olde Crow Community. Make yourself at home and enjoy!

- ❖ Tenant rental space is all inclusive. It provides tenants with rent fee, water, sewage, trash and electricity.
- ❖ Heat- Must heat the campers with propane. No electric heaters allowed.
- ❖ Daily rental- $45.00 per night.
- ❖ Monthly- $625.00 due on the first of the month .
- ❖ Early check in fee- 12pm-2pm $15.00. (nightly rentals only)
- ❖ Holiday rental of $5 a night added for Memorial Day, Fourth of July and Labor Day.
- ❖ Guests who are staying overnight will have to register at the front desk at Olde Crow Mercantile. No more than 2 guests available and charges will be applied for each guest.
- ❖ Visitors who are not staying the night do not have to register but must leave the property by 10pm.

- Reservations-Payments- Tenant can call The Olde Crow Mercantile to reserve a rental slot for certain dates. Payment is due upfront when reserving RV slot. Tenants can pay over the phone, in person at the Mercantile or mail in a check. (604 E Ohio St Clinton, MO 64735) If you are mailing a check please provide check number to reserve. Once we receive check payment, Tenant can move into RV slot.

- Cancellation Policy- Reservations are paid in full at time of reservation and we do not do refunds. Any no show will be a forfeiture of the site.

- Speed Limit in RV Park is 5 mph. Please be aware that children, pedestrians and animals live here and we need to make sure everyone is safe. Golf Carts and ATVS are allowed on site only on the roadways and must carry insurance and drivers must be 18 +. No four wheelers. Side by side only. All vehicles must use headlights after dark. If tenants drive vehicles dangerously, they will be removed from the property.

- Any safety concerns regarding reckless driving should be addressed at Olde Crow Mercantile in person or call the store at 660-383-4476. An employee will alert the manager and handle the issue in a timely manner. If you prefer emailing your complaint, please contact us at crowsnestrvparkllc@gmail.com and we will get back with you ASAP.

- Quiet time is 10pm-8am. Please be respectful to all tenants in the park. Loud, rowdy or ill-mannered conduct will not be tolerated at any time.

- Liability- Tenant is responsible for accidents, injuries, or losses from any cause.

- No digging or driving post on the property as there are water, sewer and electric lines underground. Tenant will be held responsible for any and all damages.

- Campfires must be contained in a safe and manager approved fire ring. Management has right to ban campfires due to weather conditions.

- Tenant is responsible for repairs and or damages on RV while staying at Crow's Nest. Crow's nest is not responsible for the maintenance or upkeep of the vehicle. Trash receptacles are for household waste only. All large items need to be disposed of elsewhere.

- Tenants who smoke must dispose of their cigarettes safely. Not on the ground!

- Tenants are responsible for picking up after themselves and making sure their RV spot stays clean. Trash can be disposed of in the dumpsters on the property located behind the Olde Crow Mercantile. Tenant can expect a charge of $50.00 if there is any trash or waste left on the property when tenant checks out of rental spot. ____ Initials

- Payments for multiple night stays, monthly or yearly stays must be paid on time either by card or mail in check. Monthly payment will be due on the 1st of each month. Pay up front for night stays. Mail in checks can be made out to Crow's Nest RV and sent to 604 E Ohio St Clinton, MO 64735. There will be a $25 check fee if the check bounces. LATE PAYMENTS will accrue $25 for each day late. ____ Initials

- Crow's Nest DOES NOT tolerate criminal behavior. If police are called on tenants there will be a $250.00 fine charged on provided card. Crow's Nest has right for immediate eviction. _____ Initials

- Pet Policy: Please provide above the pets you have and the breed. Crow's Nest does not allow any disruptive, barking dogs or dogs displaying aggressive behavior. If tenant's dog displays any aggressive behavior at any time, Crow's Nest will have tenant and dog removed from the RV Park. Must be current on shots. All dogs will be under direct control of their owner whenever outside. No more than two dogs are allowed for each rental spot. All dogs must be leashed when outside and owner always occupied. All feces must be immediately removed and properly disposed of. No dogs left unattended and/or chained outside. Long term tenants can build a small kennel/fenced area for dogs WITH PERMISSION from Crow's Nest RV When tenant leaves, the structure must be broken down and disposed of. If tenant does not pick up after pets, there will be a $50.00 fee _____ Initials

WE HOPE YOU HAVE A GREAT STAY WITH US HERE AT THE CROW'S NEST! IF YOU AGREE TO THESE TERMS PLEASE SIGN AND DATE BELOW.

FOR ANY QUESTIONS, PLEASE CALL OR GO BY THE OLDE CROW MERCANTILE. 232 E HWY 7 CLINTON, MO 64735 60-383-4476.

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