



Quinta Las Cabañas Grove
 91 Bowers Road, Reading PA 19605
 Phone: 610.926.4995 Email: events@quintalascabanasgrove.com
 Website: <https://www.quintalascabanasgrove.com>

Happy RV Tenant Form

CUSTOMER INFORMATION			
(1) Adult Full Name:			
Address:			
Phone:		Email:	
DL State & #:	<i>(Copy will be made on arrival date)</i>		
(2) Adult Full Name:			
Phone:		Email:	
DL State & #:	<i>(Copy will be made on arrival date)</i>		
Child 1 Name:		DOB:	
Child 2 Name:		DOB:	
Pets	<input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Other: _____		Type: _____ Are you able to provide proof of vaccines? <input type="checkbox"/> Yes <input type="checkbox"/> No
Vehicle Make & Model:			Auto Insurance Name:
Plate #:			
Emergency Contact Name:			Phone:
Address:			
Email:		Relation:	

RV & Camping Information

Camper Type: <input type="checkbox"/> Class A/B <input type="checkbox"/> 5th Wheel <input type="checkbox"/> Travel Trailer <input type="checkbox"/> Other: _____	
Year:	Make/Model:
RV Plate #:	Length: _____ <input type="checkbox"/> 30AMP <input type="checkbox"/> 50AMP

Office Use Only			
Arrival: _____	RV Site #: _____	No. Adults: _____	No. Pets: _____
<p>NEW Monthly Pricing 30AMP Site - \$ 600.00 50AMP Site - \$ 650.00 Monthly Payment Due on the 1st of every month <i>Overnights Guest staying more than 5 days</i> \$10.00/per person Additional Resident \$ 20.00 2nd Pet Fee \$10.00/per month Extra Dump - \$20.00</p> <p>PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE</p>		Children: _____	No. Vehicle: _____
		Included: Water, Electric, one weekly dump	
		Monthly Rent:	
		Additional Guest:	
		Pet Fee:	
		Discount:	
		Total:	



Quinta Las Cabanas Grove

RV Site Rental Agreement & Policies

This rental agreement is made on the _____ day of _____, **202**, between _____, (Renter), and

Quinta La Cabanas Grove, (QLCG) located at **91A Bowers Road, Reading PA 19605**

RENT: This Rental Agreement shall establish a month to month tenancy. Renter agrees to pay a rental amount of \$ _____/per month for **RV Lot #** _____, beginning the month of _____, **202**, payable: either by credit card, cash, or check on the **1st** of every month. After the 5th, a late charge may be assessed by management in the amount of **\$ 25.00** per week the rent is not paid. A one time fee of **\$ 30.00**. The rent and other fees that may occur are nonrefundable if the renter decides to leave before the final day of the month. The rent will not be prorated not prior to moving in or out before the 15th of the month. Tenant acknowledges that the rent change at any time however residents will be given a 30 day notice.

SECURITY DEPOSIT: Tenant agrees to pay Security Deposit in the amount of \$ _____ payable to **Quinta Las Cabanas Grove** or payment can be made via Credit Card or Cash, before move in date. The deposit will be refunded upon termination of the renters last month residing at QLCG. The deposit is held as security for the Renters performance of this obligations under this Agreement and can be nonrefundable if the renter has caused damages to the space or grounds, not including wear and tare. The deposit will not be used or deducted from the Renters last months rent. The renters RV damages caused by natural disaster (flood, earthquake, drought, strong wind, etc.) and that should be covered by the renters on RV insurance; QLCG will not be held responsibility due to natural causes.

RENT INCREASES: Rent prices can change without notice, however we will provide 30 day written notice of such changes.

CAMPGROUND RULES

VEHICLES

- All vehicles, cargo, and trailers must be approved by the campground Manager; any type of vehicle not approved by the Manager will be towed at customers expense. QLCG WILL NOT BE RESPONSIBLE FOR THE TOWING COST OF UNAUTHORIZED VEHICLES.
- Work trucks/vehicles, commercial vehicles or work trailers are **not** allowed in the RV parking area.
- Vehicles must be up to date with insurance, registration, and inspection; vehicles must be in compliance according to all state laws.
 - A copy will be made of the proof of insurance and registration when checking in and will stay on file.
- Major repairs will **not** be allowed on any vehicle in the RV parking area.
- Vehicles in the RV parking area must not be left unattended while engine running. QLCG will not be responsible for threat or damage done to any vehicle.

RVs

- Do not store flammable or illegal substance in the RV parking lot area, exceptions included: vehicle tanks and/or propane tanks attached to vehicles.
- Vehicles **cannot** exceed over a length of forty-five (45) feet.

CAMPSITE AND RV AREA

- QLCG will be responsible for all lawn care at your lot and around your RV. The tenant is allowed to maintain there area.
- Indoor furniture is not be used as outdoor use; outdoor furniture and items need to be at a minimal, avoid clutter and excessive furniture items.
- Household garage must be put into the dumpster containers.
 - Do **not** kept trash outside.
 - Do **not** leave trash outside overnight.
- RVs/Campers must be well maintained and kept in overall good condition.
- The following are not allowed on the sites:
 - Do not use a clothes line or hang laundry outside.
 - Do not use or have appliances outside the RV

SWIMMING POOL AREA

- Currently the swimming pool area is restricted and under construction. It is prohibited for anyone to be in the fence area.

PETS: State Law requires a copy of your dogs rabies & vaccination record, it must be updated.

- Dog must be kept on a leash at **ALL** times.
- Dog must **NOT** be aggressive: excessive barking, attack,
- You must be able to control your dog; must be able to keep calm.
- You should walk your dog, your dog not walk you!
- Adults must walk dogs only!
- Do not leave your dog tied alone outside.
- Pick up after your dog when walking.

There are NO fines instead, if you are seen not picking up after your dog you will be asked to leave immediately with NO REFUND.

UTILITIES: The tenant is responsible for strictly rent; electric and water included with the rent. Additional services may be charged to tenant such as extra dumping services, shower usage, etc.

ENTRY UPON RESIDENTS SPACE: QLCG shall have the right to entry upon the lot on which recreational vehicle is situated for maintenance of utilities and the grounds. The in the case of an emergency, possible death, possible harm, fire, etc. gives the right to QLCG to enter the RV without consent or when the Renter has abandoned the recreational vehicle.

RENTING OR SUBLETTING: Renter shall not sublease or otherwise rent all or any portion of the renters recreational vehicle or the premises. The Renter needs to be the owner of the Recreational vehicle and the renter needs to be designer of this agreement. If the tenant/owner of the RV decides to sell their RV in which the new purchaser decides to reside at QLCG, this new tenant is required to complete a new lease.

RV LIABILITY & PROPERTIES INSURANCE: Renter agrees and must provide proof of insurance with coverage at a state minimum; the insurance must included:

- RV/Car Damage by tree breakage, flood, fire, theft, or other causes.

VACATING/EVICTION: Tenant understands that QLCG is not a housing community, this not a residential community. We are a business

ACKNOWLEDGEMENT

Renter acknowledges that he and/or she have read, understood and receive copies of this rental agreement, together with a copy of QLCG Rules and Regulations, and further that he and/or she have read and understood each of these documents.

LOT # _____

Renters Signature: _____

Date: _____

QLCG Representative: _____

Date: _____