

Willamette Wine Country RV Park, LLC

Rental Application Page 1 of 5

Month-to-Month Tenancy Requirements

- A completed background check is required in advance of beginning tenancy. Background checks typically take no more than 4 business days.
- Tenant's rig (RV, Trailer, 5th Wheel, Tiny House on Wheels) should be 15 years or newer.
 - Your RV must be 15 years or newer and be 25 Feet or longer to qualify as a tenant in our park. The general manager can make exceptions if your rig is very clean and completely rust-free with a full-size bathroom including a shower.
- For local U.S. Mail service, tenant(s) should rent a P.O. Box or make other arrangements.
 - The Dayton Post Office typically has P.O. Boxes available for rent.
 - Federal Express and UPS will deliver to your site. Please make sure to include the site number in the address when arranging delivery.
- Month-to-Month tenancy and the associated rate require a minimum of 30 days tenancy.
 - Please provide 30 days' notice in advance of moving out.
 - The first month's rent is due the same day the tenant(s) takes possession of the site.
 - Rent will not be prorated. If the tenant leaves early within a given month, any rent already paid will not be refunded.

Rates & Fees

- Please refer to our website for current rates & Fees.
<https://www.willamettewinecountryrvpark.com/monthly-reservation>
- 1st month's rent and security deposit due prior to reserving a rented space.
- Month-to-Month rates include the following:
 - Concrete Site with Room for One Rig and One Vehicle (please contact the office for additional permitted parking availability)
 - Water & Sewer
 - Waste and Recycling (must be disposed of in the central trash compactor and recycle bins)
 - High Speed Internet
 - Use of Card Operated Laundry Room
 - Use of Seasonal Pool (May 1st to October 31st)
- Month-to-Month rates do not include electricity, billed at the most recent PG&E rate.

Initial _____

Willamette Wine Country RV Park, LLC

Rental Application Page 2 of 5

Applicant

Full Legal Name

E-mail Address

Current Mailing Address

Current Home Address

Current Landlord Name

Current Landlord Phone Number

Cell Phone

Home Phone

Employer

Employer's Address

Employer's Phone

Co-Applicant

Full Legal Name

E-mail Address

Current Mailing Address

Current Home Address

Current Landlord Name

Current Landlord Phone Number

Cell Phone

Home Phone

Employer

Employer's Address

Employer's Phone

Willamette Wine Country RV Park, LLC

Rental Application Page 3 of 5

Please list the names and ages of all persons who will reside with the applicant and co-applicant:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please list all pets (maximum of 2 pets with a combined weight of no more than 50lbs):

<u>Type of Animal</u>	<u>Breed</u>	<u>Weight</u>
_____	_____	_____
_____	_____	_____

Rig (RV, Trailer, 5th Wheel, or Tiny House on Wheels)

<u>Year Manufactured</u>	<u>Make</u>	<u>Model</u>	<u>Color</u>	<u>License Plate #</u>
_____	_____	_____	_____	_____

Vehicle

<u>Year Manufactured</u>	<u>Make</u>	<u>Model</u>	<u>Color</u>	<u>License Plate #</u>
_____	_____	_____	_____	_____

Applicant(s) has/have read, understand(s) and agree(s) to abide by the Rental Agreement Terms and Conditions which was provided to the applicant by the Owner/Agent. Applicant further agrees that the information provided in this Rental Application is true and accurate to the best of their knowledge.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Staff Use Only - Copy of Driver's License on File _____

Willamette Wine Country RV Park, LLC

Rental Application Page 4 of 5

All tenants 18 years or older must complete a successful background check and rental application. Additionally, any guests of the tenant 18 years or older visiting for more than 10 calendar days within the current year, must also complete a successful background check.

Background Check

Applicant

Co-Applicant

Full Legal Name

Full Legal Name

Maiden Name or Other Name(s) Used

Maiden Name or Other Name(s) Used

Date of Birth

Date of Birth

Social Security Number

Social Security Number

Have you ever been convicted of ANY misdemeanor or felony?

Have you ever been convicted of ANY misdemeanor or felony?

Yes _____ No _____

Yes _____ No _____

Please describe any convictions

Please describe any convictions

I hereby authorize Willamette Wine Country RV Park, LLC to make an independent investigation of my background and criminal or police records. I release any person or entity providing the information pursuant to this authorization from all liability, claims or lawsuits in regard to the information.

The information contained in this application is correct to the best of my knowledge. I understand that any omission of material fact on this application may be grounds for rejection of this application. Furthermore, I authorize an investigation by Willamette Wine Country RV Park of my credit, tenant history, criminal history, banking, and employment for the purposes of renting an RV space.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

16205 SE Kreder Road
Dayton, OR 97114

reservations@wwcrvpark.com
Office & FAX: 971-267-2130

Willamette Wine Country RV Park, LLC

Rental Application Page 5 of 5

Move In Check List

By initialing the following, tenant(s) agrees that they understand and will abide by the following rules. Failure to do so will result in fines. For further clarification, the tenant should refer to the month-to-month guest agreement. Tenant must initial all items below.

Please read each item carefully and initial to indicate acceptance

Initials

- Tenant(s) rents will not be pro-rated for early departure _____
- Tenant(s) sewer hose(s) will be elevated at all times _____
- Tenant(s) will not exceed the 5 Mph speed limit (\$50 fine for each violation) _____
- Tenant(s) rig and Vehicle must fit within the concrete site in the rented space _____
- Tenant(s) rig must be properly maintained (No leaks, no excessive filth or rust) _____
- Tenant(s) rig must have working restroom and shower facilities (the community bathrooms are intended for use only when the seasonal pool is in use by the tenant) _____
- Tenant(s) pet(s) must be on a leash at all times when outside the rig _____
- Tenant(s) must receive permission before relocating to another space _____
- Tenant(s) agrees that management may inspect the rented space at any time _____
- Tenant(s) may not repair their rig or vehicle on the property without management approval _____
- Tenant(s) guest(s) may not stay on the property for more than 10 consecutive days _____
- Tenant(s) may not park their vehicles on an empty pad without management approval (the vehicle will be towed) _____
- Tenant(s) will not insert any stakes into the grass _____
- Tenant(s) will not wash a rig (\$15) or vehicle (\$10) without paying a fee in advance _____
- Tenant(s) will not use the community bathroom or pool while ill with a communicable disease _____
- Tenant(s) will report any rented space damage to management immediately _____
- Tenant(s) understands that USPS mail will not be accepted by management (P.O. Boxes are available at the Dayton Post Office) _____
- Tenant(s) agrees that pet feces must be immediately picked up (failing to properly pick-up feces will result in a \$50 fine) _____
- Tenant(s) understands that management reserves the right to relocate tenant(s) to another assigned site with 48 hours' notice _____
- Tenant(s) understands that there will be no rent or deposit refunds issued if the tenant(s) are evicted for any violation outlined in section 2 of the rental agreement _____
- Tenant(s) agrees to provide their most recent electric meter reading each month when paying the rent _____
- Tenant(s) understands that upon checkout, management will inspect the rented space to determine if some or all of the security deposit will be refunded _____
- Tenant(s) understands that upon checkout, management will retain some or all of the security deposit to cover any unpaid rent, electricity, or other charges that have not been paid in full _____
- Tenant(s) understand that The Vintages lane and Fireside area are reserved for The Vintages guests and must refrain from accessing those areas without management approval _____