

Enumclaw Auctions LLC
22712 SE 436th St
Enumclaw WA, 98022

Rental Application/Agreement

Move-in date: _____ Length of stay desired: _____ # in party: _____ # of pets: _____

Applicant:

Name (including Middle): _____ DOB: _____

Mailing Address: City: State: Zip Code: _____

Phone: _____ Email: _____

Employer Name: _____ Emp. Phone #: _____

Position: _____

Vehicle Year/Make/Model: _____

Driver License #/State: _____ Vehicle License /State: _____

Emergency Contact: _____ Phone #: _____

Co-Applicant: Name (including Middle): _____ DOB: _____

Mailing Address: City: State: Zip _____

Phone: _____ Email: _____

Employer Name: _____ Emp. Phone #: _____

Position: _____

Vehicle Year/Make/Model: _____

Driver License #/State: _____ Vehicle License #/State: _____

Emergency Contact: _____ Phone #: _____

Total Number of Persons: Adult _____ Number of Children and Ages: _____

Names of Children (Driver's License or ID is required for any children over 18)

1. _____

2. _____

3. _____

RV Information

Type (please check): Camper_____ Travel Trailer_____ 5th Wheel_____ Motor Home_____
Year/Make/Model: _____
Length: _____ Number of Slides: _____ Tow Vehicle: _____
RV License #/State/Expiration: _____

Management approval required for more than one vehicle. All other vehicles must be stored off site.

Management Approval Required for pets.

Pets

Type:_____ Breed:_____ Name:_____

Type:_____ Breed:_____ Name:_____

Enumclaw Auctions LLC allows only dogs (non-aggressive breeds), cats, birds and fish as pets (no reptiles or any other animals). Pets must be on leash at all times when not in units fenced area. Pets are not allowed in Barn Area. ALWAYS scoop their poop, wherever they go – this includes dogs and cats. Pets must be kept quiet. Pets should NEVER be left outside unattended. Pet problems may be grounds for eviction.

PLEASE READ BEFORE SIGNING: If rent is paid prior to move-in and, for any reason, tenant does not move into Enumclaw Auctions LLC on the designated date or into designated space, rent is nonrefundable. Designated date or space cannot be changed without park management approval. If your departure date extends beyond the due date of the month, the daily/weekly rate of \$40/\$250 will be charged. If tenant pays his/her rent and decides to move out prior to rent due date, rent is non-refundable. Enumclaw Auctions LLC does not pro-rate any rents. Tenant agrees to pay additional fee of \$50 per person per month for more than 2 people over age of 2. Tenant agrees to use an electrical surge Protector, water filter and water pressure regulator. Park will not be responsible for any damage to unprotected RVs. Any NSF checks will be charged a service fee plus late fee totaling \$45 and tenant will only be allowed to pay with cash, cashier’s check, or money order for the remainder of their stay. All rent and fees are to be paid on or before rent due date. Rent due date is the 1st day of the month. If rent is paid after 5th day of the month, tenant agrees to pay late fees of \$25.00 + \$2 per day until rent is paid in full. Landlord reserves the right to refuse service to anyone and will not be responsible for accidents or injury of any kind to tenant, guest or their visitors. Landlord will not be responsible for any damage to recreational vehicles, personal vehicles or personal property including loss of mail, packages, money, jewelry or valuables of any kind. No prorating, discounts or refunds on monthly rents.

I/we agree to sign a separate Hold Harmless Agreement that shall indemnify, defend and hold harmless Enumclaw Auctions LLC and its representatives.

I/we agree to a credit/background check and to pay the \$40.00 processing fee. (Waived)

Copy of each applicant’s Driver’s License is required upon submission of application.

I understand the rental requirements and I read and will abide by Enumclaw Auctions LLC Application/Agreement and rules.

Applicant’s Signature _____ Dated: _____

Co-Applicants Signature _____ Dated: _____

Enumclaw Auctions LLC
RV SPACE RENTAL AGREEMENT

Date _____ Space # _____

_____, "TENANT" agrees to rent a recreational vehicle space at Enumclaw Auctions LLC, "LANDLORD", 22712 SE 436th St Enumclaw WA 98022 upon the following terms and conditions:

- 1) Rent: Tenant shall pay rent of \$800 on, or in advance of, the first day of the rental term, to the Landlord at the business office of the Enumclaw Auctions LLC. Parties of more than two persons over the age of two years are \$50.00 (each) per month extra.
- 2) Month to month rental term begins on the 1st day of the month
- 3) Term: The space is rented for a term of ONE month commencing on the first of the month. After this initial ONE month period this agreement may be extended for additional monthly period by agreement of the parties. Either party may terminate this agreement with notification from the other party at least 20 days before the end of any rental period.
- 4) Deposit: Tenant has paid to Landlord a damage/security deposit in the amount of \$ WAIVED. Upon termination of this tenancy all or a portion of this deposit may be returned by Landlord to Tenant, and any refund to Tenant is conditioned as follows:
 - a) Tenant shall have fully performed the obligations hereunder and others imposed by law.
 - b) Tenant shall have remedied or repaired to original condition any damage to Landlord's property caused by Tenant.
 - c) Failure to clean up after pets will cause forfeiture of deposit or eviction.
 - d) Any refund of deposit, as by itemized statement, shown to be due to Tenant shall be returned to Tenant by U.S. Mail post marked within 14 days after termination of this agreement.
- 5) Sublet: Tenant shall not assign this agreement, sublet the space, give accommodations to any roomers or lodgers, or permit the space to be used for any purposes other than a private dwelling solely for the Tenant and registered family member, consisting of the following named persons:
_____, _____, _____, _____, _____.
- 6) Pets: Pets are not allowed without the express prior approval of the Landlord. Approval by Landlord may be revoked at any time at Landlord's discretion if Tenant allows pet to run loose, if pet is a nuisance, or in any way disturbs other tenants. Tenant agrees to clean up any "mess" the pet may make and agrees to walk pet outside of park property with a leash.
- 7) Utilities: Water, Sewer, Garbage Disposal, and 120v 30Amp Electricity are included with the rent. Any other utilities must be approved by the LANDLORD and paid for by the TENANT

8) Tenant Obligation: Tenant agrees as follows:

- a) To pay all rent and other charges promptly when due. A late charge of \$25.00 + \$2.00 a day until rent is paid in full will be assessed if rent is not received by Landlord within 5 days of due date. Checks returned to insufficient fund will be charged a \$45.00 handling fee.
- b) To keep the space in a clean and sanitary condition. RV sites are to be used for Recreational Vehicles parking only.
- c) Not to use the space for any purpose deemed hazardous for insurance purposes or environmental reasons, to include repairing motor vehicles; changing the oil in automobiles, RV's, or generators; disposing of toxic wastes (paint, paint thinner, oil products, gasoline, antifreeze, etc.) on the site or in the trash containers. These must be disposed of in approved toxic waste locations.
- d) To properly dispose of all garbage and other organic household waste at reasonable and regular intervals.
Trash cannot be stored on the site, but must be taken to the trash containers provided. You may not bring waste into the park from outside to dispose of in our containers.
- e) Not to intentionally or negligently destroy, deface, damage, impair, or remove any part of the Landlord's property, including facilities, equipment, furniture, furnishings, and appliances, or permit any member of the family, invitee, licensee or any other person under his/her/their control to do so.
- f) To repair at Tenant's expense any damage to Landlord's property caused by Tenant's acts or neglect within 48 hours of receipt of written notice from Landlord requiring such repairs, or within a shorter time if made necessary by emergency and to maintain and repair all equipment in the space.
- g) To permit the Landlord, his agents, employees or representatives access to the space at reasonable times, and with notice, for the purpose of inspections or to make necessary repairs or improvements or to show the space to prospective renters, purchasers or other people reasonable required to be on the space.
- h) To notify the Landlord immediately of any necessary repairs or damage to the space.
- i) To conform to the park policies adopted by Landlord. These rules and regulations may be modified from time to time. The Rules and Regulations are attached and a part of this agreement and are hereby deemed delivered, received, read and acknowledged by Tenant.
- j) To carry insurance on your RV.
- k) To use a surge protector, water filter and water pressure regulator. Park will not be responsible for any damage to unprotected RVs.

9) Surrender of Premises: If Tenant 1) defaults in payment of rent, or 2) is absent from the space for a period of seven (7) consecutive days without notifying management, or 3) violates the rules and regulations of the Park, Landlord may immediately: 1) disconnect all utilities serving the space, 2) enter the space, 3) take possession of any property of Tenant found thereon and return it to Tenant, and 4) cause Tenant's recreational vehicle to be towed from the space. Landlord may dispose of any property unclaimed by Tenant in a commercially reasonable manner.

10) Waiver of Rights: Failure of Landlord to insist upon the strict performance of the terms, covenants, agreements, and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

11) Attorney's Fees: In the event suit shall be brought regarding the performance of the terms and provisions of this Agreement or because of a breach of any of Tenant's obligations, then Tenant agrees to pay Landlord's reasonable attorney's fee as authorized by law.

12) Rules and Regulations: The rules & regulations are an integral part of this agreement and are attached hereto. Tenant acknowledges having received and read these and agrees to abide by them.

13) Emergency Notification: In case of emergency notify:

Name _____

Address _____

Phone _____

AGREED THIS DAY _____

Tenant _____

Manager _____

RULES & REGULATIONS

Pets.

Pets are allowed with management permission. They must be on a leash at all times while out of your RV and may not be left tied up or unattended outside of your RV. . Pet owners are responsible for cleaning up after their pets and not allowing their pets to disturb others. Pets left in RV that are barking is considered a disturbance.

Children.

Children are welcome but must be supervised by an adult at all times.

Vehicles and Parking

All vehicles must be registered with the office. Parking is only allowed in your assigned parking space. If temporary additional parking is needed, see the office. Please do not park in any assigned space other than yours. Each site is allowed 1 vehicle and only in designated parking areas. Any additional vehicles must be approved by Management. Management reserves the right to be the sole judge of how many automobiles any one space can have, and to allow or not allow any automobile or RV in the park, depending on its age and appearance. Vehicle repairs, oil changes, etc and inoperable or unlicensed vehicles are not allowed.

Unauthorized automobiles or recreational vehicles will be towed at the owner's expense. All vehicles MUST be current on registration.

Quiet Time...

Quiet time is 24 hours a day, but most especially from 9:30 PM to 8:00 AM. Please be considerate of your neighbors. We will require noisy or disruptive people to leave the park so they do not disturb others.

Security...

We are not responsible for theft or damage to your RV or personal items in the park. Please be sure to secure your belongings, and we require that each resident carry insurance on their RV.

Trash...

Dumpsters are at the east side of the Sales Pavilion Building. Trash cannot be temporarily placed alongside the coaches, as it is unsightly and encourages visits of our wildlife. Dumpsters are for tenant use only, no out of park trash can be disposed of in the park dumpsters.

Site Appearance...

Please do not store boxes and other belongings under or around your RV unit. Clotheslines or hanging clothing outside your RV are not permitted. Children's toys, bikes and minimal other items are allowed on the space as long as they are neatly arranged and don't make an unsightly appearance. Other than approved propane tanks, inflammables are not to be stored under or around RV's. No open flames are allowed. Alteration of spaces with decks, storage units, patios, etc. is not allowed without express permission from the management. Free standing canopies, sunrooms, tents, shelters, freezers and refrigerators are not allowed. Tarpaulin (tarps) covers are not allowed. RV sites are to be used for Recreational Vehicle parking only.

Enforcement of these rules is an attempt to keep the park neat and clean for everyone's enjoyment. Park management is the sole judge as to whether a coach or space has an acceptable appearance.

Mail...

Mail and deliveries can be sent c/o Enumclaw Sales Pavilion 22712 SE 436th St. Enumclaw WA 98022 Office will sign for mail and deliveries as necessary. Mail and deliveries must be picked up from the

office during office hours. Landlord and Landlords representatives are not responsible for lost or stolen mail or deliveries

Age & Condition of RV ...

RV must be 10 years old or newer to stay on a monthly basis. Management reserves the right to approve or disapprove all RV's requesting rental space, either before entering the park or at any time after residency.

Disturbances...

If at any time the police are called, due to actions of you or your guests, resulting in them coming to the park you will be asked to leave the park immediately. We have a no tolerance policy on these type of disturbances. No exceptions!

The barns and livestock areas are off limits at all times.