

Enumclaw Auctions LLC  
22712 SE 436th St  
Enumclaw WA, 98022  
(360) 825-3151

### Rental Application/Agreement

Move-in date: \_\_\_\_\_ Length of stay desired: \_\_\_\_\_

Applicant:

Name (including Middle): \_\_\_\_\_

DOB: \_\_\_\_\_

Mailing Address: City: State: Zip Code:

\_\_\_\_\_

Phone#: \_\_\_\_\_

Email: \_\_\_\_\_

Employer Name: \_\_\_\_\_

Emp. Phone#: \_\_\_\_\_

Position:

\_\_\_\_\_

Vehicle Year/Make/Model:

\_\_\_\_\_

### RV Information

Type (please check): Camper \_\_\_\_\_ Travel Trailer \_\_\_\_\_ 5th Wheel \_\_\_\_\_ Motorhome \_\_\_\_\_

Year/Make/Model:

\_\_\_\_\_

Length: \_\_\_\_\_ Number of Slides: \_\_\_\_\_

RV License #/State/Expiration:

\_\_\_\_\_

**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 \$125 on, or in advance of, the first day of the rental term, to the Landlord at the business office of the Enumclaw Auctions LLC.

2) Tenant/s shall not live or stay in rented dry lot space.

3) Month to month rental term begins on the 1st day of the month. Only the first month shall be prorated.

4) 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 periods 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.

5) 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 keep pets on a leash at all times.

6) Landlord 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 the Landlord within 5 days of the due date. Checks returned due to insufficient funds 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) Trash cannot be stored on the site, but must be taken to the trash containers provided. You may not bring waste into the facility 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 notify the Landlord immediately of any necessary repairs or damage to the space.

h) To conform to the park policies adopted by the 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.

i) To carry insurance on your RV.

j) Pay a \$10 fee for each additional replacement key issued.

7) Surrender of Premises: If Tenant 1) defaults in payment of rent, or 2) violates the rules and regulations of the Park, Landlord may immediately: 1) enter the space, 2) take possession of any property of Tenant found thereon and return it to Tenant, and 3) cause Tenant's recreational vehicle to be towed from the space. Landlords may dispose of any property unclaimed by Tenant in a commercially reasonable manner.

8) 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.

9) 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.

10) 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.

11) 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 are 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 types of disturbances. No exceptions!

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