

## **SHORT-TERM CAMPER RENTAL AGREEMENT**

***By completing the online booking, Renter acknowledges that they have read, understood, and agree to be legally bound by this Agreement.***

This Short-Term Camper Rental Agreement is entered into between Camp Venn LLC, 33155 MN-16, Lanesboro MN 55949 (“Owner”) and the individual identified in the online reservation system (“Renter”). By completing a reservation, Renter confirms they are at least 21 years old, have authority to enter this Agreement, and accept responsibility for all occupants and visitors.

Camp Venn will handle all delivery, setup, leveling, utility connections, and pickup/teardown. Renter shall not move, tow, drive, or relocate the Camper at any time. All included items (camping equipment, linens, etc.) shall be returned in good, clean, and working order. Renter shall not access the roof, tamper with slide-outs, electrical systems, propane systems, or deploy awnings unless expressly instructed by Owner.

### **Rental Term**

CHECK-IN IS 3:00 PM (or later)

CHECK-OUT IS 10:00 AM (or earlier)

*Leaving after 10:00am will not be tolerated and a late fee of \$150 will be charged if guests fail to vacate the camper by 10:00am. Cleaning staff may arrive at 10:00am to clean and/or remove the camper from the premises.*

### **Cancellation and Refund Policy**

You may cancel your reservation with no penalty up to 14 days ahead of your reservation.

If you must cancel your reservation with less than 14 days until your stay, your payment will be held in full, and you will have one year to use the funds toward a new reservation. We will allow for this opportunity one time only. If the re-booked reservation is not fulfilled, the payment is then forfeited. Shortened stays are responsible for payment of the full reservation. “No-shows” will result in forfeiture of the payment, no refunds.

*Force majeure events (e.g., severe weather, campground closure) may result in rescheduling or a full refund at Owner’s discretion. No refunds shall be issued for early departure, inclement weather, natural conditions (including insects or wildlife), campground disturbances, or personal inconvenience.*

### **Use, House Rules, and Campground Compliance**

Renter agrees to:

- Use the Camper solely for temporary lodging and recreational purposes.

- Limit occupancy to the number of people specified in the booking, including children. Visitors are allowed between the hours of 8 am and 10pm.
- Comply with all campground rules and regulations. Renter is responsible for any fines or fees imposed by the campground due to their actions or guests.
- Observe quiet hours: 10 pm to 8 am. No excessive noise, parties, or gatherings.
- No smoking of any kind (including vaping) inside the Camper.
- Pets are not allowed.
- Dispose of trash properly and leave the site and Camper clean.
- Use appliances, plumbing, and utilities responsibly (no pouring grease, flushing non-toilet items, etc.).
- Report any maintenance issues or damage immediately to Owner.
- No subletting, assignment, or commercial use.
- No alterations, decorations, or attachments to the Camper.

Prohibited Conduct: Illegal activities, fireworks, open flames (except approved fire pits per campground rules), excessive waste, or anything that could damage the Camper or disturb others.

### **Condition, Maintenance, and Damages**

The Camper is rented “as is.” Renter accepts it in its current condition and will return it in the same condition, reasonable wear and tear excepted.

The Camper’s systems (including plumbing, electrical, HVAC, appliances, slide-outs, and awnings) may occasionally malfunction despite proper maintenance. Owner does not guarantee uninterrupted operation. In the event of a mechanical issue, Owner’s obligation is to make reasonable efforts to repair the issue within a reasonable timeframe. No refunds shall be given for minor inconveniences or issues beyond Owner’s control, including campground power, water, or sewer failures.

Renter is fully responsible and liable for any loss, theft, or damage to the Camper, its contents, or campground property caused by Renter or their guests, whether negligent or not. This includes weather-related damage if caused by Renter’s failure to follow instructions (e.g., securing awnings or closing windows before rain).

Owner will inspect before and after the rental. Owner reserves the right to photograph and document the Camper before and after each rental. Such documentation shall serve as evidence of condition in the event of a dispute. Renter authorizes Owner to charge the credit card on file for repairs, replacement, or loss of use (calculated at the daily rental rate).

Renter’s personal property is not covered by Owner’s insurance. Owner is not responsible for loss, theft, or damage to Renter’s belongings.

## **Liability Limitation, Release, and Indemnification**

TO THE FULLEST EXTENT PERMITTED BY LAW, Renter, on behalf of themselves, their guests, heirs, and assigns, voluntarily assumes all risks associated with the use of the Camper and the campground, including but not limited to risks inherent to camping/RV use (slips, falls, fire, weather, wildlife, utility failures, etc.).

Renter releases, waives, discharges, and covenants not to sue Owner, its agents, employees, and affiliates from any and all claims, liabilities, damages, losses, or causes of action (including personal injury, death, or property damage) arising from or related to this rental, the Camper, or the campground, even if caused by Owner's negligence (to the extent allowed by law).

Renter agrees to indemnify, defend, and hold harmless Owner from any claims, lawsuits, damages, costs, attorney fees, or liabilities brought by Renter, their guests, or third parties arising from Renter's use, acts, omissions, or breach of this Agreement. This includes damage to the Camper or campground property.

Renter acknowledges that the Camper contains elevated sleeping areas, steps, compact living spaces, propane systems, and electrical components, and agrees to use all features carefully and supervise children at all times.

These provisions survive termination of the Agreement.

## **Default and Remedies**

Breach of any term allows Owner to terminate the rental immediately, require immediate vacation of the premises, retain all payments, and pursue additional damages or legal remedies.

This Agreement shall be governed by the laws of the State of Minnesota. Any dispute arising under this Agreement shall be brought exclusively in the state courts located in Fillmore County, Minnesota. The prevailing party shall be entitled to recover reasonable attorney fees and costs. The parties waive any right to trial by jury. If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full force and effect.

## **Penalties**

Renter agrees to have a credit card kept on file to be charged for damages or penalties. Owner may deduct amounts necessary to restore the Camper to its pre-rental condition, including but not limited to:

- Excessive cleaning (\$150 minimum)
- Smoking or odor remediation
- Unauthorized pets (\$200)
- Sewage misuse (\$150 minimum)
- Cost of missing or damaged items
- Campground fines