

RV CONSIGNMENT AND RENTAL MANAGEMENT AGREEMENT

This RV Consignment and Rental Management Agreement (the "**Agreement**") is entered into by and between **Amanda's Adventures LLC, d/b/a Amanda's Glamping ("Company")**, and the undersigned recreational vehicle owner ("**Owner**").

1. Scope of Services & Revenue Split

- **Consignment Management:** Owner grants Company the exclusive right to market, manage, and facilitate short-term rentals of the Owner's recreational vehicle (the "**RV Unit**") to third-party renters ("**Customers**").
- **Revenue Split:** Rental revenue shall be split **60% to the Owner** and **40% to the Company**.
- **Exclusions from Split:** This 60/40 split applies strictly to the base nightly rental rate. The split completely excludes sales taxes, credit card processing fees, delivery fees, cleaning fees, and any other add-on service charges, all of which shall be retained by the Company or paid directly to the appropriate authorities.

2. Term and Termination

- **Duration:** This Agreement shall be effective for a term of **one (1) year** from the date of execution and shall automatically renew for successive one-year terms unless terminated by either party.
- **Termination Notice:** Either party may terminate this Agreement at any time by providing **thirty (30) days' written notice**.
- **Customer Protection Provision:** Termination notices shall only become active **after the last pre-existing rental agreement on the schedule has been fully fulfilled**. Neither party may terminate this agreement in a manner that harms, disrupts, or cancels a booked Customer's scheduled rental.

3. Customer Requirements & Security

Company shall enforce the following strict guidelines for all booked Customers:

- **Insurance Mandate:** Customers must obtain and maintain a suitable insurance policy providing comprehensive, collision, and liability coverage protecting the RV Unit for the entire duration of the rental period. No RV Unit will be released without verified coverage.
- **Security Deposit:** Customers are required to provide a **\$500.00 security deposit** to cover potential cleaning fees, missing items, or minor damages.
- **Return Condition:** Customers are contractually obligated to return the RV Unit in the same clean condition in which it was received.

4. Pre-Rental Turn-Around & Turn-Key Responsibilities

Responsibility for preparing the RV Unit depends strictly on who handles the physical delivery:

- **Scenario A: Company Handles Delivery & Setup:** Company will manage the final staging and tank preparation as part of their delivery service fee.
- **Scenario B: Owner or Standard Turn-Around:** Unless Company is explicitly contracted to deliver and set up the RV Unit, the Owner is strictly responsible for ensuring the unit is fully prepared before rental. This includes:
 - Draining all gray and black waste tanks completely.
 - Filling fresh water tanks and ensuring LP (propane) tanks are entirely full.
 - Ensuring the interior is meticulously cleaned and fully stocked with agreed-upon supplies.
 - Ensuring the exterior is washed and clean.
 - Setting out and securely staking the ground cover.
 - Staging the folding chairs and ensuring all storage bags are neatly stowed away.

5. Late Delivery Penalties

- **Cancellation Due to Delay:** If the Owner's late delivery causes the Customer to cancel the rental agreement, the Owner will forfeit all compensation for that booking and must pay the Company a penalty equal to 40% of the total booking value.
- **Discount Due to Delay:** If the Customer accepts a late delivery because the Company offers a discounted rental rate to appease them, the Owner shall forfeit 40% of their expected payout to cover the cost of that discount.

6. Mandatory Photo Documentation

To protect both the Owner and the Company against fraudulent or ambiguous damage claims, **comprehensive photo documentation is mandatory before every single rental**, regardless of who delivers or sets up the RV Unit:

- **Interior Photos:** Must capture all rooms and angles, proving beds are neatly made, the unit is clean, and inventory/supplies are fully stocked.
- **Exterior Photos:** Must capture all four sides, the roof (where visible), tires, and hitch to verify the unit is in good repair and completely free of undocumented damage.

7. Maintenance, Breakdowns, and Repairs

- **Owner's Core Responsibility:** The Owner is solely responsible for all regular maintenance, mechanical repairs, roadside assistance plans, and unexpected breakdowns related to the mechanical fitness or manufacturing of the RV Unit.
- **Emergency Rental Response:** If a breakdown occurs during an active Customer rental period, Company is authorized to immediately respond, perform repairs, or dispatch third-party repair services to mitigate the issue.
- **Repair Charge-Backs:** Company shall bill and charge back 100% of these emergency repair costs, parts, and service fees directly to the Owner.

8. Owner's Personal Use & Blackout Dates

- **Personal Use Allowed:** The Owner retains the right to block out dates for personal use of their RV Unit, provided the unit has not already been booked by a Customer.
- **Notice Requirement:** The Owner must provide a minimum of **sixty (60) days' written notice** to block out dates for personal use.
- **Strict Blackout Dates:** Due to peak regional demand, the Owner is strictly prohibited from booking or using the RV Unit for personal use during the following event windows, regardless of notice length (unless pre-agreed in writing as an addendum to this contract):
 - **Lifest**
 - **EAA AirVenture**
 - **X-Roads 41** (Crossroads 41)

9. Electronic Signatures

The parties agree that this Agreement may be electronically signed and that any electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

10. Signature Page

The signature page appears directly below this statement or on the next page.

COMPANY:

Amanda's Adventures LLC d/b/a Amanda's Glamping

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

OWNER:

Owner Signature: _____

Printed Name: _____

RV Unit Model/Year/VIN: _____

Date: _____
