

# River's End RV Park

|  |  |               |
|--|--|---------------|
| 13130 Soledad Canyon Road<br>Santa Clarita, CA 91390<br>Office: (661)-888-4272 | <a href="mailto:riversendrvpark@gmail.com">riversendrvpark@gmail.com</a> | SPACE # _____ |
|--|--|---------------|

## RV SPACE APPLICATION

|   |                                      |                            |
|---|--------------------------------------|----------------------------|
| <b>Staff Use Only:</b>  |                                      |                            |
| RV Space Number:  | Monthly Rent:                        | Date Application Received: |
| Expected Arrival Date:  | Expected Departure Date:             |                            |
| Applicant referred by:  | Newspaper Sign Internet Flyer Other: |                            |
| Applicant copy of: <input type="checkbox"/> SS Card <input type="checkbox"/> DL Non-Refundable Application Fee: \$  |                                      |                            |
| Spouse copy of: <input type="checkbox"/> SS Card <input type="checkbox"/> DL Application Status: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Per: _____ |                                      |                            |

### Applicant Information:

Last: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_ Birth Date: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_ Driver's License No.: \_\_\_\_\_ State: \_\_\_\_\_  
Permanent Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

### Spouse:

Last: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_ Birth Date: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_ Driver's License No.: \_\_\_\_\_ State: \_\_\_\_\_  
Permanent Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

**Additional Occupants:** Name all other persons who will occupy the premises: A separate application is required for all applicants 18 years or older, except spouse. Additional charges may apply.

|             |       |               |      |
|-------------|-------|---------------|------|
| First Name: | Last: | Relationship: | Age: |
| First Name: | Last: | Relationship: | Age: |
| First Name: | Last: | Relationship: | Age: |
| First Name: | Last: | Relationship: | Age: |

### Emergency Contact:

Relationship: \_\_\_\_\_ Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

### RV Information:

Year: \_\_\_\_\_ RV Type: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ Length: \_\_\_\_\_  
# of Slide-Outs: \_\_\_\_\_ RV Plate #: \_\_\_\_\_

**Vehicles:** List all vehicles, motorcycles to be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles. Additional charges may apply.

|    |              |        |               |                |
|----|--------------|--------|---------------|----------------|
| #1 | Year & Type: | Color: | Make & Model: | State/License: |
| #2 | Year & Type: | Color: | Make & Model: | State/License: |
| #3 | Year & Type: | Color: | Make & Model: | State/License: |

**Pets:** List all pets to be kept on the premises (*dogs, cats, birds, reptiles, fish and other pets*).

Additional charges and restrictions apply:

Type & Breed: \_\_\_\_\_ Name: \_\_\_\_\_ Age & Color: \_\_\_\_\_ Weight: \_\_\_\_\_

Neutered? Yes  No  Declawed? Yes  No  Rabies Shots Current? Yes  No

Type & Breed: \_\_\_\_\_ Name: \_\_\_\_\_ Age & Color: \_\_\_\_\_ Weight: \_\_\_\_\_

Neutered? Yes  No  Declawed? Yes  No  Rabies Shots Current? Yes  No

**Address:**

Present RV Park or Landlord Name & Address:

Owner/Manager:

Phone:

Date Moved-In:

Move-Out Date:

Reason for leaving: \_\_\_\_\_

Previous RV Park or Landlord Name & Address:

Owner/Manager:

Phone:

Date Moved-In:

Move-Out Date:

Reason for leaving: \_\_\_\_\_

**Applicant Employment History:**

Applicant's Current Employer & Address: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisors Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_ Gross Mo. Income: \_\_\_\_\_

Applicant's Previous Employer & Address: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisors Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_ Gross Mo. Income: \_\_\_\_\_

**Spouse Employment History:**

Spouse's Current Employer & Address: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisors Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_ Gross Mo. Income: \_\_\_\_\_

Spouse's Previous Employer & Address: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisors Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_ Gross Mo. Income: \_\_\_\_\_

**Additional Questions:** If yes, please explain. **Yes No Explanation:**

a) Will Applicant maintain RV insurance?   \_\_\_\_\_

b) Has Applicant ever been evicted?   \_\_\_\_\_

c) Been asked to move out by a landlord?   \_\_\_\_\_

d) Breached a lease or rental agreement?   \_\_\_\_\_

e) Had any credit problems?   \_\_\_\_\_

f) Been convicted of a crime?   \_\_\_\_\_

g) Been sued for nonpayment of debt?   \_\_\_\_\_

h) Is any occupant a registered sex offender?   \_\_\_\_\_

i) Are there any criminal matters pending?   \_\_\_\_\_

**Agreement & Authorization Signature**

*I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at Rivers End RV Park I agree to be bound by the terms of the attached agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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## River's End RV Park Month-To-Month Rental Agreement

### For Recreational Vehicle Tenants

Tenants who are listed on this application agree to lease the space in **River's End RV Park**, hereinafter referred to as "Park", according to the terms and conditions set forth in this agreement. **All prices subject to change without notice.**

**TERM:** This Rental Agreement shall establish a month to month tenancy, and the term of this Agreement shall be for a period **not to exceed 90 days in the park for any given 6 month period by Los Angeles County Regulation.** Tenant acknowledges and agrees that he or she will vacate the space which is the subject of this Agreement no later than the date specified herein. In case the tenant exceeds 90 days, he/she agrees to pay an extra \$100 per day plus electricity and water. If the tenant does not vacate the space after 5 days, he/she agrees to accept disconnection of electricity and water by River's End RV Park, and agrees to pay extra legal fees, towing fees, and so on, related to eviction of the tenant. These actions are indispensable measures to comply with Los Angeles County RV Park regulations.

**RENT:** Your monthly rent is \$\_\_\_\_\_. Tenant(s) shall pay rent in full on the 1<sup>st</sup> day of each month, commencing on the start of the term of this Rental Agreement. The rent and all other charges must be paid without deduction or offset and in advance on the 1<sup>st</sup> day of each month. A late charge may be assessed by management in the amount of **\$10/Day** whenever rent is paid more than five (5) days after it is due. A check return charge may be assessed by management in the amount of **\$65.00** whenever a check for rent or any other charge is returned unpaid from a bank or financial institution. All rent and utility charges due and owing herein shall be made payable to: **Golden Spike LLC** by electronic transfer, check or money order and be delivered either personally or by U.S. Mail to the park office:

Address: **13130 Soledad Canyon Road** City: **Santa Clarita** State: **CA** Zip **91390**

If rent payment is to be made personally, the Park Office is usually open from **9 A.M.** to **6 P.M.** The monthly rent is not refundable when the tenant leaves any time before the final day of the month.

**RENT INCREASES:** Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take effect less than thirty days from the date of written notice from the park.

**UTILITIES AND OTHER CHARGES:** Included in the rent are the monthly charges for:

|  |   |
|--|---|
| <b>Water / Option ( )</b><br><b>Sewer / Option ( )</b>   | <b>Electricity / Option ( )</b><br><b>Garbage / Option ( )</b>    |
| In addition, the following services or other charges will be billed by the Park to the Tenant(s) on a monthly basis: | <b>Park Wifi: ( ) / \$30/ mo.</b>                                 |
| <b>Pets ( ) / \$40 ea.</b><br><b>Additional Vehicles ( ) / \$60 ea.</b>  | <b>Additional Guests (more than 2):</b><br><b>( ) / \$100 ea.</b> |

**SECURITY DEPOSIT:** Tenant(s) shall pay the amount of **FIRST MONTHS RENT** for a security and/or utility deposit, which shall be refunded upon termination of the Tenant(s)'s tenancy in the Park to the extent that the amount is not necessary to remedy the Tenant(s)'s default in the performance of this Rental Agreement and/or to repair damages to the space or Park caused by the Tenant(s), not including ordinary wear and tear. The tenant's RV damages caused by natural disaster (fire, flood, earthquake, draught, strong wind, etc.), and theft shall be covered by the tenant's own RV insurance.

**PARK RULES:** The Park Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Park rules that now exist, and such additional rules as may be promulgated by the park from time to time.

**CHANGES IN RULES, STANDARDS OF MAINTENANCE, SERVICES, and EQUIPMENT OR**

**PHYSICAL IMPROVEMENTS:** The Park's rules and regulations, standards of maintenance of physical improvements in the park, together with services (including utilities), equipment and physical improvements within the park may be changed from time to time as provided by any law then in effect.

**ENTRY UPON RESIDENT'S SPACE:** The Park shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises if the occupant fails to do so, and the protection of the Park at any reasonable time. However, such entry shall not be in a manner at a time which would interfere with the occupant's quiet enjoyment. The Park may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

**TERMINATION OF RENTAL AGREEMENT BY TENANT:** Tenant(s) understands that this Rental Agreement will remain in effect and Tenant(s) will be liable to pay rent as set forth in this Agreement whether or not the Tenant(s) occupies the space or maintains a recreational vehicles at the space for the term of this Rental Agreement, unless the Tenant(s) sells the recreational vehicle to a purchaser who is approved by the Park and who executes a new Rental Agreement, or unless the Tenant(s) removes the recreational vehicles from the Park.

**RENTING OR SUBLETTING:** Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s) recreational vehicle or the premises. Tenant(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of this paragraph. If Tenant(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment within the meaning of this paragraph.

**PETS:** Special Permission to keep a house pet in the Park must be obtained from Park Management. A house pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. The Pet Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Pet Rules that now exist and such additional Rules as may be promulgated by the Park from time to time.

**MEGAN'S LAW DISCLOSURE NOTICE:** The California Department of Justice, sheriff's department, police department serving jurisdictions of 200,000 or more, and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant paragraph (1) of subdivision (a) of section 290.4 of the Penal Code. The data base is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information neighborhoods is not available through the "900" telephone service.

**CANCELLATION POLICY**

To guarantee your RV site, a deposit equal to at least your first night must be paid at the time you make your reservation. You'll receive a confirmation email from the campground once you complete your reservation.

- **Need to Cancel?** If you need to cancel your reservation, please call us before the deadlines listed below to receive your deposit refund, minus a \$50 cancellation fee. Text and email notifications of cancellations are not acceptable.
- **RV Sites:** 48 hours cancellation notice is required. Notify River's End by 4 p.m. two days before your scheduled arrival.
- **Reservations made after these deadlines** require nonrefundable deposits. Cancellations made after deadlines will result in forfeiture of all deposits.
- **Holidays or special events for group:** Minimum 30% deposit is required. No refund for cancellation.
- **Month to Month RV:** No refund for cancellation for any reason

**USE PROHIBITED:** The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

**WAIVER:** The waiver by Park or failure of the Park to take action in any respect because of any breach of a term, covenant or condition contained herein of the violation of a Park Rule or Regulation shall not be a waiver of that term or rule. The subsequent acceptance of rent by the Park shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s) or any violation of Park Rules or failure of Tenant(s) to pay any particular rent, regardless of the Park's knowledge of the preceding breach or violation of Park Rules or Regulations or failure to pay rent.

**ATTORNEY'S FEES AND COSTS:** In any action arising out of Tenant(s)'s tenancy or this Agreement the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if the judgement is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

**INTERPRETATION:** Each provision of this agreement is separate, distinct and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all provisions shall not be affected.

**EFFECT OF THIS AGREEMENT:** Tenant agrees that this Rental Agreement contains the entire Agreement between the parties regarding the rental of space within the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

**SUCCESSORS AND ASSIGNS:** This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and insure the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

**ALTERATION OF THIS AGREEMENT:** This Agreement may be altered by Tenant only by written agreement signed by both of the parties or by operation of law. This Agreement may be altered by owner by written agreement by both parties, by operation of law or in any manner provided by the Recreational Vehicle Park Occupancy Law or other applicable law.

**ACKNOWLEDGMENT:** Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further that he and/or she have read and understand each of these documents. Tenant(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

**RV Liability & Properties Insurance:** Guest must provide proof of insurance with coverage at state minimums. The insurance must cover the following: RV/Car Damage by tree breakage, flood, fire, theft, or other causes.

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**Site #:** \_\_\_\_\_

\_\_\_\_\_  
*Applicant Signature:*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*River's End Owner/Manager Signature:*

\_\_\_\_\_  
*Date*