



River's End Campground & RV Park
PO Box 988 ■ 5 Fort Avenue
Tybee Island, GA 31328
Phone: 912-786-5518
www.riversendcampground.com

**RIVER'S END CAMPGROUND & RV PARK
SEASONAL SITE LEASE AGREEMENT**

THIS AGREEMENT is between:

River's End Campground & RV Park (River's End) and _____ (Camper)

Term and Location:

- a) The term of lease shall be from the ____ day of _____ until the ____ day of _____, 20__.
- b) Site # ____ ("the Site")
- c) Site Occupants:

- 1) _____
- 2) _____

Vehicle License # _____

Camper License # _____

Published seasonal monthly rates are based on 2 people, 1 camping unit and 1 vehicle. Please list all additional persons, camping units and vehicles occupying the campsite:

Camper will owe \$_____ per month in addition to the monthly base rental rate for the additional persons and/or vehicles listed above.

Rates and Payment Schedule:

The lease rate for the Site shall be \$_____ per month which includes extra fees as listed above, but not including Electric (see below). The lease rate is payable according to the following payment schedule:

1st Installment of:	_____	due on _____	of _____	, 20_____
2 nd Installment of:	_____	due on _____	of _____	, 20_____
3 rd Installment of:	_____	due on _____	of _____	, 20_____
4 th Installment of:	_____	due on _____	of _____	, 20_____
5 th Installment of:	_____	due on _____	of _____	, 20_____
6 th Installment of:	_____	due on _____	of _____	, 20_____

Deposit:

A \$100 non-refundable deposit is taken at the time of booking. Should the Camper fulfill all requirements for the full term as outlined in this Agreement, the last month's rent will be reduced by \$100. In the event the Lease is terminated early, the \$100 deposit shall be retained by River's End as an early termination fee.

Additional Fees:

Water, Sewer & Cable are provided by River's End and the fees for these utilities are included in the monthly base rate. The monthly base rate does not include electricity. Camper is billed separately for this utility. Each site is metered and a monthly meter reading will be completed by Campground Personnel. Statements will be sent to the Camper each month and payments are due within 5 days of the statement date.

Late Fees

If the monthly lease and electricity fees are not paid within 5 days of the due date, Camper will be assessed a \$25 Late Fee. Failure to make payments within 30 days of the payment due date will be considered a cancellation of the seasonal campsite lease.

Refunds

No refunds. No exceptions.

Early Termination

River's End may terminate the lease for cause if the Camper:

- a) fails to observe, perform or keep any one or more of the terms of this lease; or
- b) fails to observe the rules and regulations governing the use, operation, and administration of the cabin and common areas as set by River's End.

If addition to any other right or remedy, River's End may:

- c) terminate this lease upon 24 hour written notice to the camper; or
- d) in the event River's End, at its sole discretion, determines the Camper has violated this lease or any of the campground rules, campground personnel may enter the campsite and at the cost of the Camper remove all persons and property and restore the site to the condition it was in at the time the Camper took possession of the site; and
- e) lease the site to another Camper.

Conditions of Use:

- a) Camper must comply with all applicable federal, state and local laws, this lease and the rules and regulations of the Campground
- b) Camper will not interfere with the rights of the other Campers
- c) Camper will maintain the site in a reasonably clean condition
- d) Camper will vacate the site at the expiration of the lease

Guest Policy:

- a) Under no circumstances will the Camper sublet their lease agreement to any other individuals
- b) Overnight guests of the Camper must register with the River's End office and pay applicable camping fees. Guests will be charged current overnight camping rates.
- c) River's End reserves the right to control and prevent access to the Campground any person(s) River's End deems undesirable or objectionable and may eject, without prior notice, any person who becomes objectionable, creates a disturbance, or causes a nuisance.

- d) Camper is responsible for the conduct of their guests and shall be personally liable for any injuries or property damage caused by or arising from the actions of said guest.

Quiet Time:

10:00pm to 8:00am

Pets:

All pets must be kept inside the camping unit or on a leash whether on or off the Campsite. Excessive barking or failure of the Camper to keep their pet leashed when outside the Camping unit or leaving the pet unattended will give River's End cause to require the pet to be removed from the Campground.

By Signing this Agreement, I (we) am (are) hereby acknowledging that all occupants, guests and invitees have read and understand the Campground Rules as well as this agreement and that all such individuals agree to be bound by and comply with the terms of this Agreement and Rules and Regulations.

_____ Date

_____ Date