



Manufactured Housing Communities of Oregon

MHCO Form 5A: Manufactured Dwelling Space Monthly Rental Agreement

Revised 7-2014 | This form is exclusively licensed to: Wholeshead Beach RV Resort

Name of Community/Park: Wholeshead Beach RV Resort

Address: 19921 Wholeshead Road
Brookings 97415

This Monthly Agreement ("Agreement") is entered into on this _____ day of _____, by and between Wholeshead Beach RV Resort ("LANDLORD") and _____ ("TENANT"). The following individuals will occupy the Space, as defined below: _____

This Agreement and the attached Exhibits shall constitute the entire understanding between the parties and supersede all other agreements and understandings. **THIS IS A LEGALLY BINDING DOCUMENT. READ CAREFULLY. IF NOT UNDERSTOOD, SEEK COMPETENT COUNSEL.**

1. PREMISES RENTED

LANDLORD hereby rents to TENANT Space No. _____ (the "Space"), located in this manufactured housing facility known as Wholeshead Beach Rv Resort ("Community"). TENANT'S address in the Community is: 19921 Wholeshead Rd # _____ Brookings Oregon, 97415 .

The approximate dimensions/size of the Space is _____ by _____ or _____ sq. ft.

The mailing address of the Space is 19921 Wholeshead Rd # _____ Brookings Oregon, 97415 .

The Manager is Daniell Oman , and his/her address is: 19921 Wholeshead Rd _____.

Phone number: 541-661-7083 (The name, location and phone number of the Manager may change due to changes in ownership and/or management. New information will be provided in writing to TENANT when there is a change.) TENANT represents that: (a) He/she is/are the owner(s) of the manufactured home ("Home") located upon the Space; (b) The Home has been properly registered with the appropriate county taxation/assessment office; and (c) TENANT has received an ownership document for the Home issued by the State of Oregon, Building Codes Division. If at any time during the term of this Agreement the preceding representations in (a), (b) and (c) become incorrect or untrue, TENANT shall promptly notify LANDLORD.

The identity of the Home is as follows (Fill in all known information):

Home ID: _____ HUD No.: _____ Serial No.: _____
X-Plate No.: _____ Name of Record Owner _____
Site Address 19921 Wholeshead RD # _____ ZIP Code: 97415
County: Curry Tax Map Lot No.: _____

LANDLORD reserves the right to update its records from time to time, and TENANT agrees to cooperate with providing updated information upon request.



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The Space [check one]: ☐ is ☒ is not, located within a 100-year floodplain, as defined in ORS 90.228. [See: <http://www.oregonlaws.org/ors/90.228>]

FEDERAL FAIR HOUSING CLASSIFICATION

This facility is classified as a:

- ☒ Family Facility, allowing residents of all ages;
- ☐ 55 and Older (At least one occupant must be verified as 55 years of age or older. Subsequent sale of Home shall be limited to transactions meeting this age requirement);
- ☐ 62 and Older (All occupants must meet the verified 62+ age requirement. Subsequent sale of Home shall be limited to transactions meeting this age requirement);
- ☐ Other age restrictions for second and subsequent TENANTS or permitted occupants are as follows:

LANDLORD reserves the right, in its sole discretion, to discontinue the age 55+ or 62+ classification at any time.

2. PERIODIC TENANCY (MONTH-TO-MONTH)

This is a month-to-month tenancy beginning on the _____ day of _____, _____ ("the Commencement Date").

3. NOTICES

The person authorized to act for and on behalf of the LANDLORD for the purpose of service of process and receipt of notices and demands is Daniell Oman
whose address is 19921 Whaleshead Rd Brookings, OR 97415.

4. RENT

TENANT agrees to pay base rent of \$ _____ per month ("Rent"), in advance on the 1st day of each month. Landlord reserves the right to increase the Rent upon giving TENANT not less than 90 days advance written notice pursuant to ORS 90.600. Pursuant to Oregon Law, Landlord makes no representations or warranties as to the frequency or amount of any Rent increases. All Rent checks shall be made payable to Whaleshead Beach Rv Resort at the following address: 19921 Whaleshead RD Brookings, OR 97415 which (Check only one box): ☒ is ☐ is not, located inside the Community. (If located outside the Community, Rent will be deemed to be timely paid if properly addressed and deposited in regular first class mail within the time required herein.) Rent does not include security deposits, fees, fines, or utility/service charges. Any increase in fees or fines shall be preceded by not less than 30-days written notice. All deposits, fees, fines, or utility/service charges must be paid within three (3) days of written notice. Nonpayment of such deposits, fees, fines, and charges shall constitute grounds for eviction following LANDLORD'S issuance of a 30-day notice in accordance with Oregon Laws.

5. ADDITIONAL FEES AND CHARGES

In addition to the Rent, the following items shall be assessed, which shall be due on the same day as the Rent unless otherwise provided herein:



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Non-Refundable Items:

Additional Vehicles \$ _____ per vehicle per month.
 Utility/Service Charges \$ 15.00 for meter reading
 RV Storage Charges \$ _____ per month.
 Utility Charges (com. areas) \$ _____ for _____
 Late Charge(after 4th/month) \$ 50.00
 NSF Check Charge \$ 45.00
 Applicant Screening Charges \$ _____ per applicant.
 Other Fees/Fines and Charges \$ _____

Describe: _____

If checked below, TENANT is required to sign additional agreements:

- ☐ Additional Vehicle Agreement
☐ RV Agreement
☒ Pet Agreement
☐ Other _____

All such documents when signed shall be incorporated into and become part of this Agreement.

REFUNDABLE DEPOSITS

LANDLORD acknowledges receipt from TENANT of a refundable security deposit in the amount of \$ N/A, from which LANDLORD may claim an amount reasonably necessary to repair damages to the Space caused by TENANT, excluding ordinary wear and tear, and to remedy TENANT defaults under this Agreement. In accordance with Oregon Laws, LANDLORD will refund the unused balance of the deposit, if any, together with an accounting, within 31 days of termination of the tenancy and return of possession.

6. UTILITY SERVICES AND FACILITIES

The following utility services will be provided to the point of connection at TENANT'S Space: Sewage disposal, water supply, electrical supply, and propane. The following utilities will be (select one): Paid by ☒ LANDLORD
☐ TENANT (Check all applicable utilities): ☒ Sewer ☒ Water ☒ Garbage ☒ Other (Specify) basic cable

All other services and utilities not expressly agreed to be paid by LANDLORD in this Agreement shall be paid by TENANT. Such services and utilities shall include, but not be limited to the following: Electricity, fuel, cable television, telephone, recycling, and propane. Non-essential services, such as cable television, could be discontinued if no provider is available at a reasonable cost, as determined in LANDLORD's sole discretion. It is understood by TENANT that the discontinuance of a non-essential service will not result in a reduction of Rent. LANDLORD agrees to provide the following personal property, services and facilities:

PASS-THROUGH OF UTILITY AND SERVICE CHARGES

If some or all of the utilities (as defined in ORS 90.315) are included in TENANT'S Rent, LANDLORD reserves the right under



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Oregon law to later bill TENANT separately for these or other utility or service charges provided to, or for Community spaces or common areas. Such separately billed utility fees and charges shall not be considered Rent, and increases in such utility or service charges will not be preceded by a 90-day notice. If LANDLORD elects to install utility meters in the Community, TENANT agrees to cooperate, in good faith, in permitting access to the Space for installation, upon not less than 24 hours' advance notice. TENANT also agrees to permit access to the Space by LANDLORD's agent solely for purpose of reading said meters without giving any advance notice.

7. IMPROVEMENTS TO RENTAL SPACE OR HOME

TENANT may not make any improvements or erect additional structures to the exterior of the Home or anywhere upon the Space (hereinafter "Construction") without LANDLORD'S prior written approval. LANDLORD reserves the right to require that certain TENANT-requested Construction be performed by a licensed and bonded contractor. All Construction shall be performed in a workmanlike manner in accordance with all applicable building codes, regulations and laws. TENANT shall not permit the filing of any mechanics liens upon Community property. TENANT agrees to indemnify and hold LANDLORD harmless from any and all costs, charges, expenses, damages or claims arising directly or indirectly from Construction occurring on TENANT'S Home or Space. Upon termination of the tenancy, LANDLORD shall have the right, but not the obligation, to retain all Construction-related improvements to the Home and/or Space. For purposes of removal, "Construction-related improvements" shall include, without limitation, planted trees, shrubbery, landscaping fences, decks, steps, or other structures. If LANDLORD elects not to retain said improvements, TENANT shall be required to remove them no later than the Ending Date of this Agreement, or the termination date of this tenancy, if earlier, and restore the Space to its condition prior to making said improvement, reasonable wear and tear excepted. Exceptions to the preceding:

On or before _____, TENANT shall complete the following improvements/repairs to the Space, including plantings and/or landscaping and/or repairs to the Space and/or Home (hereinafter "LANDLORD-Required Improvements/Repairs"):

(Use additional page if necessary)

TENANT(S) Initials: _____

TENANT understands that all such work shall be subject to the Construction provisions of the preceding paragraph. TENANT'S failure to timely complete any LANDLORD-Required Improvements/Repairs shall be a violation of this Agreement and may be cause for termination of this Agreement pursuant ORS 90.630. All LANDLORD-Required Improvements/Repairs shall be performed in a manner that does not interfere with other tenants' quiet enjoyment, and which does not damage any property of LANDLORD or other tenants. TENANT agrees to promptly notify LANDLORD in writing of the need for any repair or maintenance on the Space or in any common areas in the Community.

8. COMMUNITY RULES AND REGULATIONS/FINES

8.1 TENANT represents that TENANT has read the Community Rules and Regulations, and agrees to comply therewith, as well as any additional rules and regulations that have been adopted by LANDLORD. A copy of the Community Rules and Regulations is attached and made part of this Agreement. TENANT is responsible for the acts of members of TENANT'S household, TENANT'S pets, occupants, guests and visitors. Violation of this Agreement or any Community Rule and Regulations may be cause for termination.



8.2 As more fully described in ORS 90.302, LANDLORD may charge TENANT a fee for each occurrence of the following: (a) A late Rent payment; (b) A dishonored check; (c) Removal or tampering with a properly functioning smoke alarm, smoke detector or carbon monoxide alarm; (d) The violation of a written pet agreement or of a rule relating to pets in the Community; (e) The abandonment or relinquishment TENANT'S Space/Home without cause, during the term of this Agreement; LANDLORD may also charge TENANT a fee for the following events of noncompliance: (a) The late payment of a utility or service charge that TENANT owes as described in ORS 90.315; (b) Failure to clean up pet waste from the Space or common area; (c) Failure to clean up garbage, rubbish and other waste from the Space; (d) Parking violations; (e) The improper use of vehicles within in the Community; (f) Smoking in a clearly designated nonsmoking area of the Community; (g) Keeping in the Community an unauthorized pet capable of causing damage to persons or property. LANDLORD may also charge TENANT a fee under second or subsequent events of noncompliance.

9. ASSIGNMENT AND SUBLETTING

TENANT shall not assign this Agreement nor assign, sublet, or transfer possession of the Home or Space, or any part thereof, without LANDLORD'S prior written consent.

10. SALE OF MANUFACTURED DWELLING

A. TENANT shall not sell TENANT'S Home to a person who intends to leave it on the Space until LANDLORD has accepted the prospective purchaser as a tenant and until TENANT has performed all of the following conditions prior to possession and sale:

- (1) Given the LANDLORD at least ten (10) days' notice in writing prior to the closing of a proposed sale.
- (2) Referred the prospective purchaser to the LANDLORD to complete and submit a complete and accurate written application for tenancy.
- (3) Given notice to any lienholder, prospective purchaser, or person licensed to sell manufactured dwellings, that no one other than the people identified in this Agreement may occupy the Space or Home until the prospective purchaser is accepted by the LANDLORD as a tenant and said purchaser has signed a new lease or rental agreement with LANDLORD;
- (4) Given notice to any lienholder, prospective purchaser or person licensed to sell manufactured dwellings, the location of all properly functioning smoke and carbon monoxide detectors/alarms, and the applicable rules and regulations of the Community.
- (5) Paid to the LANDLORD all unpaid rents, fees, fines, deposits and charges.
- (6) Paid all unpaid taxes and assessments on the Home, prorated to the date of sale.
- (7) Timely completed all LANDLORD-Required Improvements/Repairs following notice from LANDLORD of disrepair or deterioration pursuant to ORS 90.632, or pursuant to the Community's resale compliance requirements. If the time for completion has not yet expired, TENANT shall provide a copy of any such notice received from the LANDLORD to the prospective purchaser who shall have the right to complete them within the time remaining in the notice (or as may be extended as allowed by the terms of the notice).

TENANT understands that TENANT'S failure to timely complete all LANDLORD-Required Improvements/Repairs within the time provided in such notice (or as may be extended as allowed by Oregon Laws) means that the Home must be removed from the Community, and that LANDLORD will have no obligation to accept the prospective purchaser as a new tenant or to permit the Home to remain in the Community.

TENANT(S) Initials:

- (8) Provided to LANDLORD a copy of a current written inspection report from an Oregon-certified and licensed Home inspector, verifying that as of the date of the inspection: (a) the Home, including, but not limited to all heating, cooling, and electrical systems and all appliances located therein, are safe from the hazards of fire; (b) the Home has one or more smoke alarms approved under applicable law, and, where applicable, one or more carbon monoxide alarms;



(For more information, go to <http://www.oregon.gov/OSP/SFM/Pages/index.aspx>); (c) the Home has operable storm water drains on the roof; (d) all electrical, water, storm water drainage and sewage disposal systems in, on, or about the Home, are in operable and safe condition, and that the connections to those systems have been maintained, and (e) that any modifications to the Home or its heating, cooling or electrical systems comply with all local, state and federal codes and regulations in existence at the time of the modification. The cost of this inspection shall be the responsibility of the TENANT, but may be negotiated with the prospective purchaser as part of the sale transaction.

B. At the time the prospective purchaser receives an application for tenancy, LANDLORD shall also provide said purchaser with copies of the Statement of Policy, a rental agreement or lease and the Rules and Regulations (collectively "the Community Documents"), including any conditions imposed on a subsequent sale. The Community Documents may not be the same as those previously provided to TENANT and may contain substantially different terms.

C. LANDLORD shall accept or reject the prospective purchaser's application for tenancy within seven (7) days of receipt of a complete and accurate application, or within a longer time period to which the LANDLORD and the prospective purchaser agree. If TENANT failed to give LANDLORD the required ten (10) day advance notice of intent to sell, the approval/rejection period is extended to ten (10) days or such longer period to which the LANDLORD and prospective purchaser agree. LANDLORD shall have the right, in LANDLORD'S sole discretion, to reject the prospective purchaser as a tenant based upon the following Screening Criteria: (a) unsatisfactory rental references; (b) the absence of prior tenant history or credit history; (c) unsatisfactory credit history; (d) unsatisfactory character references; (e) *criminal history; (f) insufficient income to reasonably meet the monthly rental and other expense obligations under this Agreement; (g) presence of pets, or the number, type or size of pets; (h) if the Community is an age 55+ or 62+ Community, reasonable evidence verifying that at least one occupant is age 55 or 62, or over, as the case may be; (i) evidence that the prospective tenant has provided LANDLORD with falsified or materially misleading information on any material items; (j) if the prospective tenant refuses to sign a new written rental or lease agreement; (k) the number of additional occupants; or, (l) any adverse public information or public record information LANDLORD deems relevant to prospective purchaser's qualifications as a tenant. *(Note: By statute "criminal history" is limited to the following: Any (a) pending criminal charges, or (b) prior criminal convictions, if they resulted from crimes that are: (i) drug-related; (ii) against persons; (iii) sexual in nature; (iv) fraudulent in nature; or (v) that would adversely affect the property, health, safety, or peaceful enjoyment of the landlord, landlord's agents, or tenants.)

D. In the event TENANT or TENANT'S predecessor has made any improvements or alterations to the interior or exterior of the Home, prior to its sale, which did not conform to all applicable local, state and federal building codes in existence at the time the work was performed, LANDLORD reserves the right to require, as a condition of consent to the sale, that such improvement or alteration be brought up to all applicable local, state and federal building and construction standards in existence at the time of the sale or alternatively require that the Home be removed from the Community.

TENANT(S) Initials:

E. No signs may be used which do not meet the size, placement or character requirements prescribed in the Community Rules and Regulations. All signs must be professionally prepared, and not contain any false, defamatory, derogatory or offensive material. TENANT understands and agrees that LANDLORD shall have the sole and exclusive right to determine, in LANDLORD'S reasonable discretion, whether any signs are false, defamatory, derogatory or offensive.

F. In the event LANDLORD rejects the prospective purchaser, LANDLORD shall furnish TENANT and the prospective purchaser a written statement of the reason(s) for the rejection. However, if one of the reasons for rejection is based upon information



contained in a "consumer report" as defined in the Fair Credit Reporting Act, LANDLORD shall not disclose the contents of the consumer report to TENANT.

G. If LANDLORD approves the prospective purchaser, LANDLORD reserves the right to require that the new rental or lease agreement with the prospective purchaser contain provisions requiring repairs and/or improvements to correct any disrepair, deterioration or, if not otherwise prohibited by Oregon Laws, to come into compliance with all local, state, and federal building and construction codes and standards in existence at the time of the sale.

H. The prospective purchaser may not occupy the Space until the prospective purchaser has been accepted as a tenant by LANDLORD and the prospective purchaser has fully executed a written rental or lease agreement. LANDLORD may evict potential purchasers who move into the Community without a signed rental or lease agreement.

I. LANDLORD may impose new conditions of occupancy and sale upon the prospective purchaser, as authorized under Oregon Laws. If LANDLORD accepts the prospective purchaser as a tenant, LANDLORD shall inform the purchaser, at the time of acceptance, what conditions will be imposed on a subsequent sale. These conditions do not have to be the same as those in this Agreement.

J. If TENANT sells TENANT'S Home without complete compliance with this Paragraph 10, LANDLORD may recover from TENANT any lost rents, fees, fines, charges, deposits, and any other damages suffered by LANDLORD as a result thereof, together with LANDLORD'S attorney fees, costs and disbursements in any action, suit, arbitration or appeal therefrom.

K. *TENANT understands that if TENANT fails to comply with one or more of the above requirements noted in this Section 10, LANDLORD will have no obligation to approve the prospective purchaser as a tenant in the Community.*

TENANT(S) Initials: _____

11. ABANDONMENT

If tenant abandons the Home or TENANT'S other personal property, LANDLORD may sell the Home or other personal property as permitted by Oregon Laws and may be reimbursed for certain costs associated with the sale.

12. TENANT AGREEMENTS

TENANT agrees to the following:

- A. To be responsible for and pay all damages caused by the acts of TENANT, other occupants of TENANT'S Space, TENANT'S pets, occupants, guests and visitors.
- B. To notify LANDLORD of any absence from the premises in excess of 7 days, no later than the first day of the absence, and to pay all Rent which may become due during such absence.
- C. To hold LANDLORD harmless for loss or damage to TENANT'S property unless caused by LANDLORD'S gross negligence or willful misconduct.
- D. To prohibit any person not listed in TENANT'S rental application to occupy TENANT'S Home without first obtaining LANDLORD'S written consent. 'Occupy' shall mean residing in the Home, on a full or part-time basis, more than 14 days, consecutive or nonconsecutive, during any calendar year. All adult persons over 18 years of age desiring to occupy the Home



in excess of 14 days during any calendar year shall be required to complete a tenant application, just the same as any other prospective tenant. In such case, LANDLORD shall have the right to reject said applicant(s) based upon the Screening Criteria set forth in Paragraph 10.C., above. If accepted as an additional tenant, such person shall be required to co-sign this Agreement or sign a new Agreement. This Paragraph 12.D shall apply even in those instances in which the new occupant does not intend to contribute toward the monthly Rent for the Space. Persons signing a Temporary Occupancy Agreement pursuant to ORS 90.275, shall not be required to financially qualify under LANDLORD'S Screening Criteria.

- E. Pay all taxes on the Home when they become due. TENANT agrees to provide LANDLORD, upon request, with verification that all taxes have been paid when due.
- F. Maintain the Home in accordance with the conditions set forth in Paragraph 10.A.(8)(a) through (e) above, and all applicable Oregon laws.
- G. Refrain from deliberately, recklessly or negligently destroying, defacing, damaging, impairing or removing any property owned by the Community, tenants, guests, pets or others in the Community, or knowingly permitting any occupant, guest, visitor or invitee to do so.
- H. Maintain, water and mow all grass on the Space and prune any trees or shrubbery located thereon. Provided, however, LANDLORD shall remain responsible for maintenance of all "hazard trees" in the Community pursuant to ORS 90.727.
- I. Not disturb the quiet enjoyment of others at the Community, nor permit TENANT'S occupants, guests, visitors, pets or invitees to do so.
- J. ☒ (Not applicable unless box is checked.) Maintain a homeowner's policy of insurance that includes: (a) Coverage for fire in an amount sufficient to replace the Home; and (b) A general liability policy of not less than \$100,000 per occurrence. (Note: The liability policy should comply with ORS 90.222.) TENANT agrees to provide LANDLORD, upon request, with a current copy of such policy or policies.

TENANT(S) Initials: _____

13. TERMINATION OF TENANCY

- A. **By TENANT.** TENANT may terminate this tenancy upon a minimum of 30 days' written notice to LANDLORD. If such notice is given, TENANT agrees to either: (a) Remove TENANT'S Home from the Space by the termination date in the Notice; or, (b) Prior to the termination date, resell the Home on site to a purchaser approved by LANDLORD. Once TENANT'S 30-day notice is given, LANDLORD shall not be required to permit TENANT to remain at the Space beyond the 30-day period stated in the notice. TENANT will be held responsible for any damage caused to the Community by removal of the Home and accessories.
- B. **By LANDLORD.** LANDLORD may terminate the tenancy under the following circumstances:
- (1) TENANT or others occupying TENANT'S Home violate a law or ordinance which relates to TENANT'S conduct as a tenant or violates this Agreement or the Community Rules and Regulations. TENANT may avoid such termination by correcting the specified violation within 30 days or such longer time provided in the notice from LANDLORD describing the violation and remedy. If substantially the same violation reoccurs within 6 months following the date of issuance of the notice, LANDLORD may terminate the tenancy by giving TENANT a non-curable 20-day written notice.
 - (2) LANDLORD may terminate the tenancy by giving 72 hours' written notice of nonpayment if TENANT fails to pay Rent within 7 days after it becomes due, or 144 hours written notice of nonpayment if TENANT fails to pay Rent within 4 days after the Rent becomes due.



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- (3) LANDLORD has given TENANT three notices for nonpayment of Rent within the previous 12 months. LANDLORD may terminate this Agreement by giving TENANT not less than 30 days' notice in writing concurrent with or after the third notice for nonpayment of Rent within the previous 12 months.
- (4) LANDLORD may terminate the tenancy after 24 hours' written notice specifying the cause if TENANT or someone in TENANT'S control or TENANT'S pet commits an act covered by ORS 90.396 relating to the threat or infliction of personal injury or property damage upon the person or property of LANDLORD, LANDLORD'S representative, other tenants or third persons; or, TENANT has vacated the premises and the person occupying TENANT'S Home is doing so without LANDLORD'S written permission; or TENANT or someone in TENANT'S control commits any act, which is outrageous in the extreme, on the Space or in the immediate vicinity of the Space.
- (5) LANDLORD may terminate the tenancy prior to Ending Date identified in Section 3 above, if the facility or a portion of it that includes the Space is to be closed.
- (6) The preceding paragraphs (1)-(5) are not intended to limit LANDLORD'S right to terminate this Agreement for any other reasons as allowed by state, federal or local laws, now existing or hereinafter enacted.

14. SERVICE OF NOTICES

Where written notice between LANDLORD and TENANT is required or permitted by this Agreement or Oregon Laws, it shall either be by (a) personal delivery; (b) first class mail; or (c) both first class mail and attachment of a copy at a designated location. In the case of notice to TENANT, the attachment shall be at the main entrance of TENANT'S Home. In the case of notice to LANDLORD, the attachment shall be at the address of the manager identified in Paragraph 3, above.

15. DISPUTE RESOLUTION

In the event a dispute arises between LANDLORD and TENANT concerning the interpretation or enforcement of this Agreement or the Rules and Regulations, either party shall have the right to have the matter handled through the alternative dispute resolution ("ADR") process set forth in the attached Addendum, which shall be incorporated in and become part of this Agreement. Neither party shall have the right to assert as a legal claim or defense against the other the failure to submit a dispute to ADR, if that party did not also offer to submit the matter to ADR.

16. INDEMNIFICATION BY TENANT

Tenant shall indemnify, hold harmless and defend LANDLORD from and against any and all claims, actions, damages, liability and expense, including, but not limited to, attorney and other professional fees in connection with the loss of life, personal injury and/or damage to property arising from the occupancy or use by TENANT, or those persons occupying the Space or any part thereof, caused wholly or in part by any act or omission of the TENANT, TENANT'S family, TENANT'S pets, occupants, visitors, guests or invitees.

17. SEVERANCE CLAUSE

If any provision of this Agreement or any document incorporated into this Agreement is ruled invalid or otherwise unenforceable, the balance of this Agreement shall not be affected thereby, and each remaining term and provision shall be valid and enforceable to the fullest extent permitted by Oregon Laws. The parties agree that should a court rule that any provision of this Agreement is unenforceable, that ruling shall not be placed into evidence before a jury empanelled to hear any other dispute between LANDLORD and TENANT.

18. NONWAIVER.

LANDLORD'S failure to enforce any provision of this Agreement or the Rules and Regulations shall not be deemed a waiver of LANDLORD'S right to do so on future occasions.



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19. ATTORNEY FEES, COSTS, DISBURSEMENTS

In the event of suit, action or arbitration is instituted to enforce or interpret any provision of this Agreement, the losing party shall pay the prevailing party's reasonable attorney fees upon trial or arbitration and/or appeal therefrom, together with all costs and disbursements.

20. INSPECTION

By signing this Agreement, TENANT agrees that TENANT has carefully inspected the Community and Space, and has found them to be acceptable and in the condition as represented by LANDLORD.

21. CONDEMNATION

LANDLORD shall be exclusively entitled to any payment or award for the taking of any portion of the Community under the power of eminent domain, except that TENANT will be entitled to any payment or award attributable solely to the loss or damage to TENANT'S Home or other personal property owned by TENANT.

22. MODIFICATION OF AGREEMENT AND RULES

A. **Modification of Agreement.** Except as provided in Paragraph 22.C below, this Agreement represents the final understanding between the parties and may not be modified or amended, except in writing, signed by both LANDLORD and TENANT.

B. **Modification of Rules and Regulations.** LANDLORD may propose changes in the Community Rules and Regulations, including changes that make a substantial modification of the bargain between LANDLORD and TENANT, and unless 51 percent or more of an eligible spaces as defined in ORS 90.610, object in writing within 30 days of receiving the proposed change, the change shall become effective for all tenants on a date not less than 60 days after the day that the notice was served by LANDLORD on TENANT. In addition, LANDLORD also has the right to change the rules and regulations along with this Agreement by issuing New Documents, as defined in Section 3, above.

C. *TENANT understands and agrees that in the event of any changes in local, State or Federal laws affecting the parties' rights or remedies herein, LANDLORD, in LANDLORD'S sole discretion, may request that TENANT sign one or more written addenda expressly incorporating such changes into this Agreement. TENANT'S failure to sign such written addenda within ten (10) days of LANDLORD'S written request to do so shall constitute a breach of this Agreement. No such change shall be retroactively applied to any circumstance that occurred prior to the date such new law became effective. Notwithstanding the preceding, LANDLORD shall have no duty to amend, alter or adjust this Agreement due to any laws or ordinances enacted after the Commencement Date, regarding rent, rent control, rent adjustment, or any other limitation, restriction or provision affecting or limiting the amount of rent LANDLORD may charge for this Space.*

TENANT(S) Initials:

D. By executing this Agreement, TENANT acknowledges that TENANT has received a copy of this Agreement and a copy of the Community Rules and Regulations that are incorporated into this Agreement, and that TENANT has read them and understands them and is willing to abide by this Agreement and the Rules. TENANT understands that this Agreement and the Community Rules and Regulations are binding legal documents describing TENANT'S and LANDLORD'S rights and obligations. *TENANT understands that it is LANDLORD'S recommendation that TENANT obtain the services of an attorney to review these documents before they are signed by TENANT.*

TENANT(S) Initials:



23. MARIJUANA POLICY

All tenants in the Community, their guests, occupants, invitees, contractors, employees, and others coming to their home, space, or common areas in the Community, are subject to the following rules regarding the manufacture, use, distribution or sale of marijuana for any purpose, including medical purposes:

23.1. Prohibition.

This Community strictly forbids the manufacture, use, distribution or sale of marijuana for any purpose, including medical purposes. Resident is responsible for informing their guests, invitees, contractors, employees, and all others of this Policy.

23.2 No Reasonable Accommodations.

This Community will not agree to make a reasonable accommodation for the manufacture, use, distribution or sale of marijuana for any purpose, including medical purposes, to any residents, their occupants, guests, invitees, contractors, employees or others coming to the TENANT'S Home, Space or common area, based upon the State or Federal Fair Housing Amendments Act.

23.3 Violation.

Violation of this policy shall constitute a breach of the terms of TENANT'S right of occupancy in the Community, and entitle LANDLORD to issue TENANT a thirty (30) day curable notice of violation under ORS 90.630. A repeat violation within six months following the date of the first violation notice will result in a twenty (20) day non-curable notice of violation. Resident is responsible for informing their guests, occupants, invitees, contractors, employees or others coming to TENANT'S Home, Space, common area of this policy and for ensuring compliance. Notwithstanding the preceding, LANDLORD reserves the right, upon its sole discretion, to issue TENANT a non-curable 24-hour notice of violation under ORS 90.396 if TENANT'S activity constitutes a violation of said statute and/or a violation of this policy that could reasonably result in danger to the health, safety or welfare of others in the Community or interfere with their quiet enjoyment.

ADDITIONAL PROVISIONS

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first written above.

TENANT

TENANT

TENANT

TENANT

LANDLORD

Whaleshead Beach RV Resort

(Insert name of owner or community)

BY

Daniell Oman

(Name of manager/agent for Landlord)



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WHALESHEAD BEACH RV RESORT

19921 Whaleshead Rd

Brookings, OR 97415

1. LOCATION AND SIZE OF SPACE The location and approximate size of your space # _____ is as follows: _____. Please see attached map. We do not reserve spaces. It is first come, first served.
2. FACILITY CLASSIFICATION This is a family facility. However, we cannot promise to keep the present classification forever. It could change. Pursuant to Oregon law, occupancy is limited to two persons per bedroom. In the event that Federal law is interpreted as less restrictive, the Federal law will apply.
3. CURRENT ZONING The current zoning affecting the use of the rented space is (check with governmental authority to verify): Residential. Permitted uses include mobile/manufactured housing. The zoning authority for this Community is City of Brookings. We are not aware of any pending governmental action which could impact the Community's zoning at this time. Exceptions to the preceding sentence (if any): _____

4. RENT ADJUSTMENT POLICY Under current state law the landlord may increase your rent with 90 days notice. State law does not limit the amount or the frequency of rent increases. Our policy is the same. We reserve the right to charge you certain other fees, deposits and charges (such as utility charges, which maybe passed through directly to you) which are not regarded as "rent" and may be increased without a prior 90-day notice.

Additional Fees: Late Fee \$ 50.00 A Day after the 8th of each month
 N.S.F. Checks \$ 45.00
 Other \$ _____

Many financial consultants and mortgage lenders advise consumers to keep the total of rent, utility and mobile/manufactured housing mortgage payments below 30% of take-home pay or income. This can be important if your income is fixed. Please understand that we want you as a tenant if you can afford it. We don't want to create financial problems for you or us, so we share these facts with you.

5. PERSONAL PROPERTY, SERVICES AND FACILITIES PROVIDED BY LANDLORD In addition to the services necessary to maintain the facility in a habitable condition, the landlord will not be providing any additional personal property, services or facilities for the use of residents, except as indicated below. We provide the following : mailboxes, garbage containers, water line, laundromat, other _____. Some things you should know we do not provide are: locked gates, security guards, restricted access to the Community, emergency first aid, and emergency utilities or R.V. parking. We must ask you to be responsible for the security of your own home and possessions and report any security problems to police and management. Our policy on landscape maintenance is as follows: You maintain your space, including the lawn and all trees and shrubs and we maintain the common areas. Any exterior improvements or construction you intend to make to your space, including but not limited to fencing, landscaping or sheds, or to the exterior of the home (such as skirting, porches, painting, garage, carport, etc.), must first receive written approval of management, and must conform to all local, State and Federal laws, ordinances and regulations. Mobile/manufactured home set-up must meet all applicable codes and be completed within the number of days designated in your rental agreement.

Upon termination of your tenancy, the space must be left in substantially the same condition as it was upon commencement. You will be solely responsible for all damage to the space as a result of initial siting of the home and its removal from the space. All plantings or other landscaping placed upon the space, whether by the landlord or tenant, shall become the property of the landlord upon termination of the tenancy, unless the parties agree otherwise in writing prior to such termination.

6. UTILITIES AND SERVICES AND PAYMENT RESPONSIBILITY

Sewer	Pay By: Landlord	Furnished By: Landlord
Garbage	Pay By: Landlord	Furnished By: Landlord
Water	Pay By: Landlord	Furnished By: Landlord
Electricity	Pay By: Tenant	Furnished By: Landlord
Phone	Pay By: Tenant	Furnished By: Tenant
Cable TV	Pay By: Landlord	Furnished By: Landlord
Garbage Cans	Pay By: Landlord	Furnished By: Landlord

Changes to Utilities and Services: Please note that even if Landlord has agreed to pay for any utilities noted above, the rental agreement may allow for landlord to change this and pass all utilities through directly to you.

We reserve the right to change utility payment arrangements, including the billing procedure, with reasonable notice to you. Unless your rental agreement provides otherwise, we reserve the right to bill you separately for utility service fees and charges assessed by the utility for services provided to or for spaces in the Community. Any separately billed utility fees and charges shall not be considered to be included in the rent charged for those spaces under the rental agreement and shall not be considered to be rent or a rent increase. Utility services to which this applies are natural or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. However, nothing contained herein shall be construed to require our rental agreement to provide for separate billing to tenants of fees and charges. Nonessential utilities, such as cable TV, could be discontinued if no provider were available or bulk rates (where applicable) were not available.

7. **INSTALLATION CHARGES IMPOSED BY LANDLORD OR GOVERNMENT** All costs of moving a home the Community and all damages resulting from this process are solely your responsibility. Your costs to get into the Community are shown below: Installation charges imposed by landlord: _____

Government installation charges (approximate): County Permit Fees are \$ _____; Trip Permit Fee is \$ _____ (excluding cost of pilot car). These charges apply only to moving a home into the Community.

Electrical permit for hook-up depends upon who performs the service. Plumbing permit fee is \$ _____.

Other (for _____) \$ _____

8. **RENTAL AGREEMENT TERMINATION POLICY** Under current state law, your tenancy may terminate for cause as specified by law, which includes, among other causes, the failure to pay rent, violation of Community rules or your rental agreement. It may also terminate upon closure of the Community or upon expiration of your rental agreement term. Our policy is the same.

9. **COMMUNITY CLOSURE POLICY 1.1.** Under current state law, if a manufactured dwelling park, or a portion of the park that includes the space for a manufactured dwelling, is to be closed and the land or easement converted to a use other than as a manufactured dwelling park (and the closure is not required by the exercise of eminent domain or by order of federal, state or local agencies) the landlord may terminate a month-to-month or fixed term rental agreement for a manufactured dwelling park space by giving tenants not less than 365 days' notice in writing before the date designated in the notice for termination and by paying tenants one of the following amounts for their dwelling: (a) \$5,000 if it is a single-wide; (b) \$7,000 if it is a double-wide; or (c) \$9,000 if it is a triple-wide or larger. Certain local jurisdictions in Oregon may have ordinances that provide increased benefits and/or money to tenants located in a manufactured dwelling park that is closing. Our policy is the same. You are encouraged to review ORS Chapter 90 (Oregon's landlord-tenant law) and your local city or county ordinances regarding park closure, or have an expert do so on your behalf before entering into your tenancy. We have no current plans to close all or any portion of the Community, but this could change in the future.

10. **POLICY REGARDING SALE OF THE COMMUNITY** Pursuant to Oregon law, if requested by a tenant association or facility purchase association ("the association") to do so, the owner is obliged to notify them of the listing for sale of the Community or of written offers of purchase which the landlord intends to consider. Thereafter, the landlord may be required to negotiate in good faith with the association for sale of the Community to them. This does not apply to tax deferred exchanges of the Community. Our policy is the same. We have no present intention to sell the Community, but you must understand that this could change in the future.

11. **DISPUTE RESOLUTION POLICY** To encourage Community residents and the owner/manager to settle disputes, it is the policy of this Community that each issue with merit shall be given a fair hearing within 30 days of receipt of a written complaint. The specific procedure for dispute resolution is set forth in your rental agreement and/or Rules and Regulations. However, we do not offer arbitration or mediation of those disputes relating to: (a) Nonpayment of rent or other fees and charges provided in the rental agreement; (b) Increases in rent; (c) Closure or sale of the Community; or (d) Disputes for which the owner/manager could terminate the tenancy with 24-hour notice under ORS 90.400, or (d) Any dispute which resulted in a non-curable notice such as a repeat rules violation or a "three strikes" violation.

12. **OTHER IMPORTANT INFORMATION:**

12.1 The term of this tenancy is: Month to month Fixed term tenancy commencing on the 1st day of April, 2015 and ending on the _____ term tenancy, landlord has right, but not the obligation, to provide tenant with a new lease agreement and new rules and regulations (hereinafter "the new documents"). Tenant must notify landlord in writing no later than thirty (30) days before the ending date whether tenant will accept the new documents. If tenant fails or unreasonably refuses to sign the new documents, the lease shall terminate

on the ending date, with no further notice or demand from landlord, and tenant shall vacate the space. If tenant voluntarily vacates the space, tenant shall have the right to enter into a storage agreement with landlord providing that for a period of up to 180 days if tenant pays a monthly storage fee (not exceeding the current rent charged other tenants in the community) he/she may resell the home to a purchaser who, if approved by landlord, may become a tenant in at the Park. If the landlord fails to provide the new documents to tenant prior to 60 days before the ending date, the tenancy shall automatically become a month-to-month tenancy upon the same terms and conditions as contained in the lease, subject to landlord's right to increase the rent pursuant to Oregon law. Our policy is the same.

12.2 The existing base rent for your space is/will be: \$ _____ /month. This is exclusive of all other applicable fees, charges or deposits, which are additional.

12.3 In the event of any change of Oregon or Federal law, landlord reserves the right to require that the tenant sign a new rental agreement to comply therewith. Oregon Laws permit the rules and regulations to be amended by the landlord from time to time. Unless 51% of the units in the Community object in writing within thirty (30) days of receiving notice of a proposed rule change, it shall become effective for all tenants sixty (60) days after the date that the notice was served by the landlord. Our policy is the same.

12.4 Pursuant to ORS 90.155 all notices between landlord and tenant shall be transmitted by one of the following three alternatives:

1) Personal delivery; or

2) First class mail (not certified). The minimum period for compliance or termination of tenancy in the mailed notice shall be extended by three days, and the written notice shall refer to the extension; or

3) If a written rental agreement so provides for both landlord and tenant, the notice may be sent via first class mail and also securely attached to the front entrance of the addressee's home or office. Mailing and attachment must occur on the same day. No three day extension is required for compliance or termination of tenancy if a notice is issued in this manner.

12.5 Spaces and/or homes may not be subleased or transferred. All homes must be owner-occupied. Tenant shall not sell their home to a person who intends to leave it on the space until the landlord has accepted the purchaser as a tenant. Landlord may give the new purchaser a rental agreement which contains terms different than those in the existing tenant's rental agreement. Landlord reserves the right to require that based upon sale, the tenant or the purchaser perform certain required repairs to the home due to damage or deterioration. Landlord also reserves the right to impose as a condition of sale that tenant comply with certain other requirements, such as payment of all past due rent, payment of all past due taxes or assessments. If certain repairs are not made to the home following written notice from the landlord to do so, the home may have to be removed from the Community. Removal may affect market value of the home.

12.6 Oregon law and Federal law permit the landlord to impose conditions upon approval of a tenant relating to, but not limited to; pets, number of occupants, credit references, character references, and criminal records. Please read your rental agreement closely for details. Our policy is the same as these laws.

12.7 Landlord reserves the right, from time to time, to amend this Statement of Policy and exhibits based upon changes in State or Federal law, or changes in policy of the Community.

12.8 The following temporary and permanent improvements are required to be installed by tenant on the mobile home space as a condition of occupancy in the Community:

Improvement Date of Completion Skirting _____ days following occupancy, Awning _____ days following occupancy, Landscaping _____ days following occupancy, Decking _____ days following occupancy.

13. THE FOLLOWING ATTACHMENTS ARE EXHIBITS TO THIS DOCUMENT: Community map, Rental agreement Rules and regulations, If a tenants' association exists in the Community and they have provided a one-page summary about the association to the Landlord, that summary is attached.

Effective Date: _____ until superseded

Applicant or tenant acknowledges receipt of this Statement of Policy and Exhibits by signing here or by signing a separate receipt.

Community Owner/Agent: _____ Date: _____

TENANT(S) : _____ Date: _____

TENANT(S) : _____ Date: _____

TENANT(S) : _____ Date: _____

WHALESHEAD BEACH RV RESORT
A LIMITED PARTNERSHIP COMPANY

RENTAL POOL AGREEMENT

THIS RESIDENTIAL UNIT LEASE MANAGEMENT AGREEMENT is entered into this day of , 2015 by and between **WHALESHEAD BEACH RESORT RV RESORT** located at 19921 WHALESHEAD ROAD, BROOKINGS, OR 97415, hereinafter referred to as (“**AGENT**”), and hereinafter referred to as (“**UNIT OWNERS**”) of park model RV located on space

Unit Owners are the legal and registered owners of the park model RV located on space within the premises of Whaleshead Beach RV Resort located at 19921 Whaleshead Road, Curry County, Brookings, Oregon 97415. Pursuant to the terms of the parties “Lease Agreement” dated this same date. During those times that the Owners unit will not be occupied by the Owners or Owners Guest, that they desire Agent to make the Unit available for overnight rental on the Owners behalf in accordance with the terms of this Rental Pool Agreement.

In consideration of the rights and duties stated below, the parties agree as follows:

1. **Designation of Agent.** Owners hereby designate Agent as the **exclusive Agent** and Representative of Owners for the purpose of managing the **UNIT** for the Account of the Owners. Owners authorize Agent to manage the Unit in full compliance with the requirements of all applicable laws, including but not limited to state and federal fair housing laws, and in that regard Agent is authorized to take such action as Agent deems appropriate to comply with such laws.
2. **Duties of Agent.** The duties and responsibilities of Agent in connection with the Management of the Unit are as follows:
 - (A) Collection of Revenue. Agent shall take all reasonable steps to collect and enforce the collection of all rents and other charges due Owners from occupants of the Unit in accordance with the terms of their occupancies.
 - (B) Expenses. Agent shall pay from gross revenues collected from Unit all operating expenses directly associated with the rental of the Unit and such other expenses as may be authorized by Owners, including, but not limited to a housekeeping and hospitality package, or cost of stay fee.
 - (C) Inspection and Repairs. Agent shall do everything reasonably necessary for the proper management of the Unit, including periodic inspections, supervision of housekeeping, maintenance and arranging for such improvements, alterations and repairs as may be required of Owners in order to maintain the Unit in a condition reasonably suitable for rental as in this Agreement. Without the prior authorization of Owners, no improvements, alterations or repair work costing more than Whaleshead Beach RV Resort, *Cont.*

One Hundred Fifty Dollars (\$150.00) shall be made. In case of an emergency, that requires immediate repairs or alterations, and Owners are not readily available for consultation, Agent shall have the authority, but not the obligation, to remedy such condition in a manner reasonably consistent with the intent of the parties hereunder.

- (D) Establishing Rates & Policies. Unless Unit Owners have indicated above a minimum nightly rental rate above, Agent shall have the **authority and exclusive right to establish occupancy rates and/or fees as Owners Agent and change rates** as deemed necessary for various marketing plans to increase occupancy during non-peak rental periods.
- (E) Negotiation of Leases. Agent shall have the authority and exclusive right to negotiate and execute, as Owners Agent, leases and month to month occupancies with existing and prospective tenants on behalf of Owners, upon such terms and using such documents as deemed reasonably appropriate by Agent.
- (F) Other Agents. Agent shall have authority to hire, supervise and terminate on the behalf of Owners such contractors and other Agents reasonably required for the management of the Unit as contemplated by this agreement. Owners shall be solely responsible for payment of all fees and costs associated with the engagement of any such contractors and agents, and shall immediately reimburse Agent for any fees or costs incurred by Agent on Owners behalf with respect thereto.
- (G) Tenants. Agent shall handle all occupant requests, disputes and negotiations that may arise from time to time in the ordinary course of the rental of the Unit as contemplated hereunder, but Agent shall not be required to institute any legal proceedings on behalf of Owners, or defend Owners in any legal proceedings, with respect to any tenant or other persons.
- (H) Legal Assistance. Inasmuch as Agent is not authorized to practice law, where legal assistance is needed for such matters as enforcing the collection of rent or eviction of occupant(s), such action shall be through counsel approved by Owners. The expenses for such counsel shall be borne solely by Owners.
- (I) Records. Agent shall maintain accurate records of all monies received and disbursed in connection with its management of the Unit, and such records shall be available for Owner inspection during all office hours. Agent shall also render to Owners, a monthly statement indicating all receipts and disbursements of their Unit activities.
- (J) Payment to Owners. Agent shall pay over to Owners the net amount of revenue collected monthly. Deducted from this payment will be the management fee as well as all expense and reserves associated to the operation and management of Owners Unit.

Whaleshead Beach RV Resort, *Cont.*

- (K) Fees. Agent reserves the right to amend its management, housekeeping and any other applicable fee in the operation and rental of Owners Unit with a Sixty (60) day prior notice. The Management fee as of September 15, 2015 is Forty (40%) percent of the **net monthly occupancy revenue**.
- (L) General Authority. Agent shall have such other general authority and power as may be necessary or advisable to carry out the purpose of this agreement.
3. **Owner Responsibilities**. In consideration of the services to be rendered by Agent under this agreement, **Owners shall:**
- (A) Equip cabin, at a minimum, with **All Items** on the attached "List of Rental Unit Items". Remember the more comfortable your Unit is, the more it rents.
- (B) Furnish Documents. Promptly furnish Agent all documents and records required to properly manage the Owners Unit, including but not limited to existing leases (including amendments and pertinent correspondence relating thereto) and copies of existing service contracts.
- (C) Insurance Policies. Furnish Agent copies of all insurance policies that are from time to time required to be carried by Owners during the term of this agreement.
- (D) Mortgages. Pay all sums that become due on financing affecting the Unit.
- (E) Taxes. Pay all sums when due affecting the Unit.
- (F) Agent Reimbursement. Owners shall reimburse Agent immediately on demand to the full extent of all monies advanced by Agent for the account of Owners in carrying out the purpose of this agreement: It being understood that it is not the position of the Agent, nor the obligation of the Agent to make advances.
- (G) Compensation. It is understood, that the Owners will receive Sixty (60%) percent and the Agent will receive Forty (40%) percent of the **net monthly revenue** of the unit.
- (H) Scheduling. Owners are required to advise Agent of their anticipated date of occupancy by Owners or Guest of Owners. At a minimum, Owners need to advise Agent not less than thirty (30) days prior to owners use or maintenance. **This provision of the Rental Pool Agreement must be strictly enforced to prevent the potential for occupancy scheduling conflicts.**
4. **Insurance**. Responsibility for insurance pertaining to the Unit shall be entirely borne by the Owners, unless otherwise agreed separately in writing between the Owners and Agent. Owners shall provide Agent with written evidence that the Unit is insured against casualty loss and liability claims, naming Agent as an additionally

Whaleshead Beach RV Resort, *Cont.*

insured, in such amounts, on such terms and with such insurance Companies as Agent may reasonably require from time to time.

5. **Indemnification of Agent.** Except for the willful misconduct or gross negligence of Agent, Owners shall indemnify, hold harmless and defend Agent, its officers, directors, employees and agents against all costs, expenses, attorney fees, suits, liabilities and damages from or connected with the management for the Unit by Agent or their performance or exercise of any of the duties, obligations or powers herein or hereafter granted to Agent. In that regard, Owners shall promptly defend at Owners expense, any claim, action or proceeding brought against Agent or Agent and Owners jointly or severally arising out of or connected with the Unit, and Owners shall indemnify Agent from any judgment, loss or settlement on account thereof. This provision shall Survive the termination of this agreement, but shall not be construed to mean that Owners liability hereunder does not survive as to other provisions of this agreement.
6. **Termination by Agent.** Agent may terminate this agreement by providing Owners with notification Thirty (30) days prior to cancellation.
7. **Notification Address.** For purposes of this agreement, and until changed by written notice, the mailing address of Owners shall be:

For Agent shall be:

Whaleshead Beach RV Resort,
19921 Whaleshead Road
Brookings, OR 97415

AGREED TO AND ACCEPTED this day of 2015.

OWNERS: _____

AGENT:
BY _____

Whaleshead Beach RV Resort, *Cont.*

LIST OF RENTAL UNIT ITEMS

1. TV with Remote
2. VCR / DVD
3. Coffee Maker
4. Place Setting for Six Minimum; plates, glasses, mugs
5. Silverware to accommodate above place settings
6. Salt & Pepper
7. Can Opener
8. Cork Screw
9. Cooking Utensils
10. Pot & Pans
11. Toaster
12. Dish Towels & Wash Rags
13. Pot Holders
14. Blankets – to accommodate each sleeping area
15. Bed Spread or Comforter for each sleeping area (duvet covers are easier to clean)
16. Pillows to accommodate Number of Guests
17. Dish Rack for draining dishes
18. Durable Shower Curtain (if no glass door)
19. Throw Rugs are recommended
20. Pillows and/or Throws for sofas and chairs
21. Dinette Table and Chairs
22. Broom/Dust Pan, Mop, Small Vacuum
23. BBQ
24. Deck Furniture is optional, but highly recommended

Decorating themes are nice as many customers will refer to cabins by their theme, but remember, comfort is most important.

The nicer the Unit is furnished, without clutter, the more often you will have repeat customers requesting your Unit!

Keeping in mind what you would appreciate in a rental Unit

That would encourage you to return.....