

Rental Agreement

**River Island Marina – Glamping St. Louis
800 Wilson Road, St. Charles, MO 63301**

Glamping Campsite: _____

THIS RENTAL AGREEMENT ("Agreement") dated on _____, BETWEEN:
River Island Marina LLC, 800 Wilson Road, St. Charles, MO 63301 (the "Owner") AND

Name (please print) _____
(the "Renter")

Street Address: _____ City _____

State _____ Zip code _____

Home Phone: _____ Cell Phone: _____

Email address: _____

Names of all people in party: _____

Emergency Contact: _____

Emergency Contact Phone: _____

1. Term

The term of the Vacation Rental commences at 3:00 pm on _____ and ends at
10:00 am on _____.

2. **Rental Fee:** \$ _____

3. Rented Premises /Rules and Regulations

1. The Owner agrees to Rent to the Renter the Glamping Campsite at 800 Wilson Road, St. Charles, MO 63301 (the 'Premises') for use as a vacation rental only. The Premises may not be used for the purpose of carrying on any business, profession, trade of any kind or for the purpose other than as a private single-family vacation rental.
2. The number of individuals in the Campsite (individuals sleeping in the Glamping Tent/Cottage/Aframe/Airstream) at any time may not exceed two adults and two children without prior written consent by the owner. No parties or events with invited guests shall be held in the Campsite without prior written approval by Owner.
3. The Renter acknowledges that he/she is 25 years of age or older.
4. The Renter agrees and acknowledges that the Premises have been designated as a smoke-free environment. The Renter and members of Renter's party will not smoke anywhere in or on the Premises. If evidence of smoking in the Glamping

Tent/Cottage/Aframe/Airstream is found the Renter will be charged \$500.00 (five hundred dollars) to cover the cost of decommissioning, cleaning, and re-commissioning it. Renter's Initials _____

5. The Renter agrees and acknowledges that no food will be kept in the Glamping Tent/Cottage/Aframe/Airstream except in the provided refrigerator or in a sealable container such as a cooler or plastic bin. If evidence of food is found the Renter will be charged \$500.00 to cover the cost of decommissioning the unit, washing and drying it, and re-commissioning it. In addition the Renter will be charged for any repairs necessary to the unit as a result of damage caused by animals. Renter's Initials _____
6. The Renter agrees and acknowledges that fires will only be built in designated areas in the provided charcoal grills and fire rings. If evidence of a fire is found outside of the designated areas the Renter will be charged \$500.00. In addition the Renter will be charged for any repairs necessary to the Camp as a result of damage caused by fire.
Renter's Initials _____
7. The Renter agrees and acknowledges that the Premises have been designated as a Pet-free environment. Pets may not be brought on the Premises.
8. It is the responsibility of the Renter to supervise children at all times.
9. The Renter agrees to keep the Premises reasonably clean and not to disturb the vegetation around the Campsite.
10. The Renter will not engage in any illegal trade or activity on or about the Premises.
11. Owners or repair companies can enter Glamping Tent/Cottage/Aframe/Airstream at any time. Renter does not have to be present.
12. Upon checking in Renter agree to provide Owner with Credit/Debit card information (in Renter's name) as security against loss or damage.

4. Damage of Premises

River Island Marina LLC reserves the right to charge your credit card for damage, theft, or excessive cleaning that occurs to the Campsite, Glamping Tent/Cottage/Aframe/Airstream, equipment, or furnishings as a result of your tenancy.

5. Rental Fee/Payment

Renter will pay the full Rental Fee at the time of booking. Payment is made by credit card or debit card.

6. Cancellation

A written notice (email to the Owner) is required for cancellation.

1. Cancellation more than thirty 15 days prior to the arrival date is eligible for a full refund except for the cost of 3rd party (airbnb, VRBO, glampinghub) credit card transaction fees.
2. Cancellation less than 15 days but more than 7 days prior to the arrival date is eligible for a 50% refund.
3. Cancellation less than 7 days in advance of the arrival date will cause forfeiture of the full advance payment.
4. Early departure does not warrant any refund of payment.
5. Any reservation obtained under false pretense will be subject to forfeiture of advance paid deposit and/or rental money, and the party will not be permitted to check in.

7. Security

The Campsite is in a very safe neighborhood. There are security cameras on the Marina’s premises. Renters may lock the Safari Tent with the provided lock.

8. Care and Use of Premises

At the expiration of this Rental Agreement, the Renter will surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear expected.

9. Held Harmless

The Renter agrees that the Owner will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Renter; or by any person for whom the Renter is responsible who may be on the Premises; or for any loss of or damage or injury to any property, including cars, boats, trailers, and contents thereof.

10. Written Exceptions

Any exceptions to the above mentioned policies must be approved in writing.

11. Governing Law

Any legal proceedings resulting from this Agreement will be governed by the laws of the State of Missouri without regard to the jurisdiction in which any action or special proceeding may be instituted.

12. General Provisions

1. All monetary amounts stated or referred to in this Agreement are based on the United States dollar.
2. Facsimile and emailed signatures are binding and are considered to be original signatures.

By Signing Below, I agree to all terms and conditions of this Agreement.

___ Visa ___ MasterCard

Name on Card: _____

Card Number: _____

Exp. Date: _____ Security Code: _____

I hereby give permission to charge my credit card for any outstanding balances due as stated in this Agreement.

Signature _____ Date _____