

# CONGO LANE RV PARK

## LEASE AND RULES AGREEMENT

THIS lease will be for a term of a minimum of SIX MONTHS. The 1<sup>st</sup> and last month's rent of \$375.00 each plus a deposit of \$50.00 is due at the time of signing the lease. The deposit will be held until renter moves and area is clean and there are no damages to any of the facilities. Any refund of the security deposit will be made payable to all Tenants named in this lease.

RENT is due on the first day of each month. If rent has not been paid by the 6<sup>th</sup>, a \$25.00 late fee will be added. After the 6<sup>th</sup> day, rent will increase an additional \$10.00 a day until paid. Rent will be paid by check or money order made payable to DOUG MEIGS and be deposited in container in laundry room specified for rent payments. Renter agrees to pay a \$50.00 charge for each returned check.

GUESTS of the Tenant can stay no longer than 14 days. Guests are to abide by all rules of the Park.

THIS lease can be terminated by either party with a 30 day written notice. Deposit and last month's rent will not be returned if lease not fulfilled. Lease will automatically renew if Tenant has not notified us they are moving.

EACH Tenant will be responsible for their own electricity and cable service. Furnished with your lease payment will be water, sewer, garbage pick-up, and WIFI.

LAUNDRY facilities are for Tenants only. It will be your responsibility to leave laundry room neat and clean after each use. DO NOT overfill the washers or dryers as this will damage the machines.

NO PETS are allowed to stay outside. Small inside pets only are allowed. When walking pets and for their bathroom purposes, pets will be kept on leashes and it WILL be the responsibility of the owner of the dog to insure all stool (poop) deposits are cleaned up immediately. No excessive barking will be tolerated that disturbs other tenants or you will be asked to move or to get rid of the dog.

SITES must be kept clean, neat and presentable at all times. No junk allowed. No structures allowed unless built or approved by the owner.

NO discharging of firearms, air rifles, BB guns, bows and arrows, crossbows, or slingshots permitted at any time. No fireworks allowed at any time.

BETWEEN the hours of 10:00 pm and 8:00 am, excessive noises created by Tenants or Guests will not be tolerated. Be respectful of your neighbors.

PARKING -Tenant is allowed 1 (one) slot by your trailer. Do not block someone else's parking spot. Guest parking as designated.

**THIS IS A LEASE AGREEMENT.**

By signing this Lease Agreement I agree to follow all of the Rules of the property. If I am asked to vacate the property I agree to do so immediately.

CONGO RV PARK owners or employees are not responsible for any damages to private property. Owners are not responsible for any kind/type of personal injury to guests/visitors, etc. that occurs on the property location at 8608 Congo Lane, Houston, Texas 77040.

I HAVE READ AND RECEIVED A COPY OF THIS DOCUMENT ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_. I will abide by the rules listed above.

Landlord \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant Drivers License/ID State and Number

\_\_\_\_\_

Cell number(s) \_\_\_\_\_

E-mail address(s) \_\_\_\_\_

Tenant must keep Owners informed of any changes in cell phone numbers and e-mail addresses.

Assigned Spot # \_\_\_\_\_