

Sam's Beachcomber RV Resort

555 Beachcomber Blvd.
Lake Havasu City, AZ 86403
Phone (928) 453-1550 Fax (928) 453-1564
samsbeachcomber@gmail.com
www.samsbeachcomberresort.com

Sublease Agreement

PARTIES: The parties to this agreement are _____, herein called **owner** and _____, herein called **tenant**.

PREMISES: Owner agrees to rent to tenant the park model on space # _____, at Sam's Beachcomber RV Resort, 555 Beachcomber Blvd., Lake Havasu City, Arizona 86403.

TERM: The rental term shall commence on _____ at _____ a.m. / p.m., and continue through _____ at _____ a.m. / p.m. Either party shall terminate the tenancy by giving written notice to the other of intention to terminate at least 30 days prior to the date of check-in. The penalty for tenants terminating this agreement shall be _____.

RENT: The tenant agrees to pay owner a monthly / weekly / daily rent for the premises of \$ _____ per month / week / day, plus \$ _____ per month for electric. This amount is due _____. Payment will be made by check _____ or electronic payment _____. Tenant must check-in at the office during business hours, or with the guard station (after hours).

SECURITY DEPOSIT: Owner requires a security deposit in the amount of \$ _____. The security deposit is due _____. The security deposit is fully refundable within 30 days of check-out, with consideration taken into the condition of the rental after departure.

CLEANING FEE: Owner requires a cleaning fee in the amount of \$ _____. Cleaning fee is due: _____.

PETS: Dogs that are considered dangerous by the insurance industry are not allowed in the resort. These breeds include: Pit Bulls, Chows, Dobermans, Rottweilers, and Wolf-hybrids. The Resort rules also have a maximum of 2 pets per site. If the sublease agreement is for a rental term of one month or longer, dog license and rabies vaccination records must be turned into the office. If sublease tenant has a service dog that is one of the restricted dog breeds, please provide canine liability insurance. Park model owner agrees that tenant can keep _____ dog(s) or _____ cat(s) on the premises. Tenant shall take full responsibility for any damage or replacement of loss. The additional charge to have a pet in the rental is _____.

WATERCRAFT POLICIES: Sam's Beachcomber RV Resort requires registration and insurance for any boat or personal watercraft that is brought into the resort. These documents need to be

presented to the Sam's employee at check-in. **The watercraft must be owned by the sublessee staying in the resort.** Our boat launch is free of charge. Boat slips are available to rent on a first-come first-served basis. Boat slips can accommodate up to a 26' boat. Rental fees for October through March are \$20/day, \$80/week, or \$250 per month. Rental fees for April through September are \$30/day, \$120/week, or \$300 per month. Contact the Security Guard to request a boat slip at time of check-in.

GATE CARD: If your reservation is 30 days or longer, a gate card for entry into the resort can be obtained from the office for \$10.00 to use during your stay. If the gate card(s) is not returned, tenant will be charged \$25 per card. Owner is not to provide tenant with their own gate card.

MAILBOX: No mail will be held at the office. If tenant has arranged to have their mail forwarded to the above address, they must obtain a mailbox for use during their stay. A mailbox key can be obtained from the office to use free of charge. If the mailbox key is not returned, tenant will be charged \$20.

USE, OCCUPANCY, RULES AND MAINTENANCE OF PREMISES: Tenant shall use the premises for residential purposes only. Only the parties listed below as tenants shall use the premises.

Tenants: _____

Tenant agrees to keep the dwelling and grounds in a clean and sanitary condition. Owner agrees to maintain premises in a safe and sanitary condition prior to the commencement of the rental term. All parties agree to comply with all state, local, Sam's Beachcomber RV Resort, and park model owner rules, regulations, and laws. Tenant agrees to comply with the Resort's quiet time hours of 10:00 p.m. – 8:00 a.m.

DAMAGE TO THE PREMISES: Tenant shall be liable for the cost of repairs of any damage to the premises caused by tenant, or any person or pet on the premises with tenant consent.

ENTRY: Owner may enter the premises with consent of tenant upon prior 24 hour written notice, or prior telephone approval by tenant. In the event of an emergency such as fire or a plumbing leak, owner may access the premises without consent or prior notice.

SUBLEASING: Tenant shall not sublet the premises or assign this agreement without the prior written consent of owner.

LEGAL FEES: If the tenant is in breach of this contract and owner deems it necessary to enforce this agreement, or collect rental or other damages through an attorney, or in a legal action, the tenant shall be responsible for reasonable attorney fees and out of pocket costs incurred by the owner.

INSURANCE: Tenant acknowledges that the owner's homeowner's insurance policy does not cover personal property damage. The owner will not be held liable for such losses. Tenant is advised to obtain his own insurance policy to cover any personal losses.

SEVERABILITY: If any provision of this agreement or its allocation is held invalid, it will not affect other provision or allocations herein.

OWNER/TENANT CONTACT INFORMATION:

OWNER: Name: _____

Address: _____

Cell Phone: _____

Home Phone: _____

E-Mail Address: _____

TENANT: Name: _____

Address: _____

Cell Phone: _____

Home Phone: _____

E-Mail Address: _____

The signatures below constitute concurrence to the above Sublease Agreement.

Owner

Date

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date