**LAZY LLAMA CAMPGROUND
405 Chuckey Ruritan Road, South – Chuckey, TN
423-330-5665**

**MONTHLY / EXTENDED STAY Guest Agreement 2023**

**GUEST MUST READ AND INITIAL EACH PAGE OF AGREEMENT**

**FEES for LARGE & PREMIUM SITES**

Extended Stay Fee = **$525.00** + tax + metered electricity (Includes 2 adults/2children). Price depends on the site.

**FEES FOR SHORT TERM SITES**

**$750** + tax + metered electricity (includes 2 adults/2 children)

**No refunds are provided for early departures. No prorated rates**.

**Additional Monthly charges:**

* Extra adult (18 and over) $25.00 | Extra child (17 and under) $15.00.
* Maximum (5) persons per site. Maximum 3 adults per site. Maximum 3 children per site.
* Washing Machine in Camper Extra **$30/month** due to extra water/sewer usage.
* Optional use of bathroom/showers **$30/month/person** up to **$45 max per family**.
* Extra automobile or trailer must be approved and parked at designated areas for $45/month (Please get a new agreement from the office).

**DEPOSITS**

Monthly and extended stay reservations require a reservation deposit of **$200 (non-refundable)** to hold a chosen site. When checking in, the $200 reservation deposit turns into the electrical deposit. It will be held for the duration of your stay and applied to your final electricity charges due at the time of your departure. Final electricity charges more than $200 must be paid before departure. If final electricity charges are less than $200, the deposit balance will be refunded, less any other charges due per this agreement.

**PAYMENTS & DUE DATES**

Rents are **due within 5 days** on the anniversary date. Daily **charge of $5** will be added until the rent is paid (up to a maximum of 10% of rent). Guests may pay by cash, check, or credit card. A credit card convenience fee of 3% will be added to the monthly invoice if a credit card is used after the first month. Checks returned for insufficient funds require a $35 fee.

**METERED ELECTRICITY**

An initial meter reading will occur on your arrival date. Thereafter, meters are read and billed on the monthly anniversary date. A final meter reading will occur on your departure date. Your electricity deposit will be applied to final electricity charges and electricity charges are **14c per kwh** (subject to change).

**DAMAGES & REMOVAL OF GUESTS PROPERTY**

Any costs incurred by the Lazy Llama Campground due to damages (e.g., damages to electrical pedestal, water spigot, fences, trees, signage, grass, etc.) caused by guest or costs incurred by the Lazy Llama Campground for removal of guest property will be deducted from remaining deposit balance. Guest will be billed if other payment methods are insufficient.

**MAIL & PACKAGES**

Guests may NOT change their permanent legal mailing address to this location. You may not fill out a change of address form with USPS and change your address to the Lazy Llama Campground’s address. If you need mail delivered for the first month, we will provide a one-month convenience mailing USPS service at Lazy Llama Campground, All mail sent to the campground after your departure will be returned to sender unless specific arrangements are made. **The Lazy Llama Campground is NOT responsible for lost mail or packages.**

**OTHER RULES & REQUIREMENTS**

Guests may not store items outside of their RVs. Examples of non-allowable items include: refrigerators, freezers, upright storage cabinets, garbage cans, tools, and generators. Examples of allowable items include: camping chairs, small grills, rubber maid storage containers that fit under the RV, and patio mats that are **NOT** on the grass. If you are unsure about an item, please ask. Guests may not place any items on the grassy area of their site in a manner or for a period which will result in the grass dying.

**Mowing —** Guests are responsible for mowing off the grassy area around their site. This way camp host don’t have to come your private area around the RV. Check with camp host if you need to borrow lawnmower. The campground mowing days are Monday, Tuesdays, and Wednesdays. If you cannot do this by yourself, camp host will clean up your lot area but we will not be responsible for any damages to your personal belongings or grass clippings by your RV. Please clear them as much as possible.

**RV Washing —** Long Term Guests are permitted to wash their RV’s to maintain a clean appearance, not to exceed one washing a month. Must be done on 2-3 dry days. No car washing allowed.

**Staying through the Winter —** It is required that all guests have an RV with an arctic package and a

blue type built in hose/water heater. In this area of Tennessee average lows for December, January, and February are below freezing. Winterizing of water is necessary. The Lazy Llama Campground has heated water pipes to the spigot. Any damage to Lazy Llama utilities resulting from guest’s failure to properly winterize will be guest’s financial responsibility. Guests may insulate around the campers during the months from Nov. 1st – April 1st. Management must approve material used.

**Pets —** Monthly and Extended Stay guests must abide by our Pet Policy as stated in the Rules and Policies section on our website. Specifically, **Pets must be on a leash and supervised at all times.** Pets may not be left unattended outside of RVs. **All pet droppings must be picked up and disposed of properly. Failing to do so will result in additional fees and eventually asked to leave.** Maximum number of pets per space is 2.

**Extended Stay guests** will have their site held for the number of months indicated below and are therefore required to abide by the section below outlining “Discontinuing Extended Stays”.

I request to stay for \_\_\_\_\_\_ months. (Extended Stay guests may choose to extend their stay with approval from management on a month to month basis and based on site availability.)

**Discontinuing Extended Stay**

Extended Stay guests wishing to discontinue their stay at Lazy Llama Campground are required to provide a two-week notice. One Month and Extended Stay guests must abide by all these rules and requirements as well as the rules outlined at our website: http://www.LazyLlamaCampground.com

**\*\*This is only a one-month agreement. The campground is privately owned, the owner may choose to not renew the monthly extended stay agreement for any reason.**

**GUEST & RV/CAMPER INFORMATION**

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Arrival Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RV Make: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ RV Model: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I have a washer in my camper. Yes \_\_\_\_\_\_ No \_\_\_\_\_

I wish to use the shower/bathroom facilities. Yes \_\_\_\_\_ No \_\_\_\_\_

Adults: \_\_\_\_\_\_\_ Children: \_\_\_\_\_\_\_ RV Site #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DL#\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Emergency Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ accept the above guest

agreement. (Print Name)

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Signature