Jellystone Park Zion, 505 South Sand Hollow Rd Hurricane UT 84737

Thank you for your interest in securing a long-term RV site at Jellystone Park Zion. We are excited to welcome you to our community and want to ensure that your stay is both enjoyable and in line with the park's policies.

Enclosed, you will find our Long-Term RV Rental Agreement, which outlines the terms of your stay, including rental payments, park rules, and expectations for all residents. To ensure the safety and well-being of all guests, we require background checks for all occupants over the age of 18 and a valid government-issued ID for verification. Each occupant 18 and older must pay for their own background check before we can proceed with the application process.

We will prorate your first month rent and following payments will be processed with the credit card on file on the 1st of the month.

Please review the agreement carefully. To proceed with your application, we kindly ask that you:

1. Complete and sign the rental agreement
2. Provide copies of valid IDs for all occupants over the age of 18.
3. Consent to and complete the following contract and background check authorization form.

Once we receive your documents, we will review your application and send you a link to complete and pay for your own background check. Each occupant over the age of 18 is required to complete this process. The cost ranges from **$45 to $50 per applicant**.

We look forward to having you at Jellystone Park Zion and appreciate your cooperation in maintaining a safe and enjoyable environment for all our guests.

Complete all areas highlighted in gray

Jellystone Park, Zion Utah

Long-Term RV Rental Agreement

This Long-Term RV Rental Agreement ("Agreement") is made and entered into on _____(date), by and between **Jellystone Park Utah** ("Park") and_____ (Tenant). This is an **RV lot rental** and **not a landlord-tenant lease. This agreement does not establish a landlord-tenant relationship. The tenant is classified as a temporary guest and must vacate upon termination of this agreement.**

1. Rental Terms

- **Rental Period:** _____ to _____ (1 year or less). Your site is reserved for only this time. Any extension will have to take future reservations and updated rates into consideration.
- **Rate**: Winter rate(October 1, 2026 -March 31, 2027 $699 and Summer rate(April 1, 2027- Sept 30, 2027) $1300 (2 person occupancy- additional pet fee of $30 a month, additional $150 per person occupancy fee per month)
- **Utilities:** Water and electric is included.
- **Length of spot:** _____. (No spot will be reserved until the credit score and background check are complete)
- **RV Make** _____ **Model** _____ **Year** _____
  *RV Age Requirement: All RVs must be **10 years old or newer** to be permitted on site.
- **Subleasing and Renting Prohibited**: Guests may not rent, lease, sublet, or otherwise allow others to occupy their RV unit or campsite. Only the registered guest(s) and their approved occupants are permitted to reside in the unit. Initial: _____
- All visitors staying longer that 2 days will need to have a background check and added to your reservation

2. Payment & Late Fees

- Rent is due on the 1st each month. **Rent can only be paid through a credit card that will be kept on file and will be automatically charged the first of the month.**
- Rent must be paid the first of every month.
- Failure to pay rent on the 1st of the month will result in eviction and the tenant agrees to this eviction and must leave immediately.
- **Must have an active card on file at all times**

3. Background Check & Identification

- Tenant and **all occupants over the age of 18** must undergo a **background check** as part of the rental approval process. Tenant agree to this background check at their expense(average cost is $50 per background check).

- Tenant and **all occupants over the age of 18** must provide a **valid government-issued ID** for park records.

PLEASE ATTACH A COPY OF ALL DRIVER LICENSES OF TENANTS OVER THE AGE OF 18

- Failure to pass the background check results in immediate denial of rental. If background check changes within the rental period tenants can be asked to leave immediately.

4. Occupancy & Guest Policy

The RV site is for occupants listed below:

- **Primary Tenant- name on reservation:(18+):** Must provide ID and pass a background check:

Name:_____ Date of Birth:_____.

Drivers Lic. Number: _____

Previous Address: _____.

Email Address:_____.

Phone Number:_____.

- **Additional Occupants (18+)** Must provide ID and pass a background check:

Name:_____ Date of Birth:_____.

Drivers Lic. Number: _____

Previous Address: _____.

Email Address:_____.

Phone Number:_____.

Name:_____ Date of Birth:_____.

Drivers Lic. Number: _____

Previous Address: _____.

Email Address:_____.

Phone Number:_____.

Name: _____ Date of Birth: _____.

Drivers Lic. Number: _____

Previous Address: _____.

Email Address: _____.

Phone Number: _____.

- **Minors:** [Names & Ages] residing in the RV with you:

_____

_____

_____

****Guests may stay a maximum of **3** consecutive nights without prior approval and they are not allowed access to the water zone without paying for entrance.******

5. Park Rules & Regulations

Tenant agrees to comply with **all park rules**, including but not limited to:

1. **RV Condition:** RV must be in good condition and fully self-contained.
2. **Site Maintenance:** No clutter, excessive decorations, or structures without prior approval.
3. **Quiet Hours:** 11:00 PM – 8:00 AM.
4. **Pets:** two pet maximum(see our pet policy on our website), kept on a leash, and cleaned up after daily.

   List animals and breeds that will be onsite: _____

5. **No Illegal Activities:** Any violation may result in immediate termination of the rental agreement.
6. **Trash Disposal:** All trash must be placed in designated dumpsters.

6. Vehicle & Parking Rules

- A maximum of **2** vehicles is allowed per site and must be parked on your site. If any items or vehicles cannot fit with your site they must be removed from property.
- No unregistered or inoperable vehicles are permitted.
- RVs must be properly parked and secured at all times.

7. Grounds for Termination

The Park reserves the right to terminate this agreement if:

- Rent is unpaid for **5** days.
- Tenant or any occupant violates park rules repeatedly.
- Background check reveals false information provided by any adult occupant.

8. Cleaning Fee

- Fees may apply and will be charged with a card on file for **damages, unpaid rent, or excessive cleaning fees**.

9. Mail

- Long-term campers may have mail sent to the park as long as the occupant's name and site number are included in the address. We will hold mail for up to 2 days, but due to limited space, we cannot store items long-term.
- We do not provide outgoing mail or shipping services. Guests are responsible for sending their own mail and packages through postal or delivery carriers.

10. Liability & Insurance

- Tenant agrees to hold **Jellystone Park Utah** harmless from any **damage, theft, injury, or loss** that occurs on the premises.
- Tenant is required to maintain **RV insurance** with liability coverage.

11. Agreement & Signatures

By signing below, the Tenant and all adult occupants agree to abide by the terms of this agreement, the park rules, and consent to a **background check and driver's license verification**.

Tenant Signature: _____ **Date:** _____

Printed Name: _____

Occupant 1 (18+) Signature: _____ **Date:** _____

Printed Name: _____

Occupant 2 (18+) Signature: _____ **Date:** _____

Printed Name: _____