Mt. St. Helens KOA park 28 day Camper

This rental agreement is solely for September through May short term lease. By signing this you know that you are to be out of the park by May at the end the 28 day stay.

We here at KOA do a 28-day rate to guest who anticipates a long-term rental. All residents are on 28 day stay this at a month to month lease. If at any time we feel that you are not a right fit or will not adhere to the rules of the park we will ask you to leave. At that time, you have 48 hours to leave the park. If the guest complies with KOA and their standard policy’s, during there stay can add additional 28 day stay up to 6 stay’s. In the event that the guest does not comply with the 28 day stay agreement and KOA standards the guest will be asked to leave without a refund.

The 50 amp spots are $825.00 Full hook ups electricity and sewer.

The current 28-day rate for a 30-amp full hook up site that includes, electricity, sewer and trash is $725..00. Site #\_\_\_\_\_\_\_\_\_\_\_\_\_.

Or sites A9, B12 and C11 for extra parking or 50-amp full hook up site that includes, electric, sewer and trash is $899.00

Site #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

No other discount is allowed in conjunction with the rate stay provided for a 28 day stay you have already been discounted. The 28-day rate allows for one rv and one vehicle per site. The site must be able to reasonably accommodate vehicle with out intruding on the site next to yours. Absolutely no cargo trailers on site will be allowed. We do not provide storage. If you have 2 vehicles you will then have to park that car in the overflow spots if it does not fit on your site.

All guest must adhere to the rules stated in this and on the rules page. Guest must understand they are not paying for a specific site and can be moved at anytime to a different site. All guest must have their own vehicle in which to move trailer that is up to you. Guest can not lease out there rv to anyone this would revoke your lease and you would be asked to leave immediately without a pro-rated amount. All guest must have a credit card on file at all times even if you’re paying cash. All guest must pay their rent in full beginning of each 28-day stay or the 28th day rate will be forfeited and the daily rate will be reinstated. If the guest decides to vacate before the 28 days there will be no refunds of rent.

All guest are responsible for the upkeep of their site. That means grass and weeds and trash will be kept up. We do not provide a picnic table or fire pit. You cannot have more than 4 containers for flowers or vegetables. Nothing can be left out we do have wildlife, and we like them to stay in the woods. You may have a firepit and or grill as long as it fits on your site. County and state regulations state you are not to have anything under or in front of your trailer these are just temporary site’s this is not a RV park, it is a campground so all trailer’s need to be able to move in thirty minutes or less.

We do have a laundry room at the end of the office open 24 hr’s.

We don’t allow for washers or dryers of any kind or freezers on your site.

If you have a dog or cat they have to be on a leash at all times. All animals need to be taken to dog park or if you can’t keep them on the gravel and then all feces must be picked up immediately and disposed of properly, even at the dog park please pick up after your animals or I will impose a monthly dog charge for all residents.

 Once a year you need to have your trailers cleaned and washed removing all mold and dirt. Usually this will happen in may after the heavy rains have lifted, we cannot do this for you but we do have power wash sprayer you are welcome to use. We don’t allow for car work on the sites.

Please remember we have kids in the park so all things dangerous need to be kept in the trailers we can’t always keep kids off your site’s although we try. So, if you have kids please instruct them to only be at your site, and don’t go through other people’s site’s.

All kids if they have bikes or anything with wheels have to be protected and helmets are a must have. We have a nice place let’s keep it that way.

And finally, welcome from us to you hope you enjoy it here as much as we do.

Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_

Staff signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_MT.ST.Helen’s KOA park rules\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. 5 MPH ONLY if I have to repeat this you might be asked to leave it’s not 6 or 10 miles it’s five we need to keep our kid’s safe cars kill you are in control.
2. ONLY one vehicle per space rented.
3. NO REFUNDS, if you move before your term is up, we will revert back to the daily rate.
4. Rent payments must be made on due date if we’re closed you can use night box registration to keep from accruing the 25.00 late fee. After 2nd day late you could be asked to leave.
5. Quiet times are 10pm to 8am remember your neighbor if you have to leave for work early keep it quiet.
6. All pets must be kept on a leash even cats, you are responsible for your animals. They must be picked up after and never left unattended outside.
7. All camper’s must be listed on the 28 day stay anyone new staying more then 7 days must be added and 30.00 a person to your 28 day stay for any guest.
8. No storage of extra vehicles, RV, Boat’s, etc. On a 28 day stay.
9. NO tarps allowed to cover car’s, Rv’s, or property in park.
10. No one may reside in park without management approval. All residents should be listed on 28 day stay and will be subject to a background check.
11. There will be an additional charge for electricity for additional appliances or equipment that are not considered standard for your rv, whether it is located inside or out. We reserve the right to apply a fee at any time during your stay with us if it is discovered you have anything not considered standard for your rv plugged in pulling electricity.
12. Your rv site must be kept free of trash weed’s and clutter the only thing allowed in front of your trailer is your vehicle that pull’s said trailer.
13. As per county and state code no skirting is allowed on trailer unless it is the snap on material and rv code. No stairs or porches are allowed unless you register handicap and then only if they are not tethered to the trailer they have be able to move in a moment’s notice.

I have read and agree to all the rule’s listed here and on the 28 day stay. A copy will be given to me.

 Again, we thank you and hope you will enjoy your extended camping stay at the MT.ST.Helen’s KOA.

Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date\_\_\_\_\_\_\_\_\_\_\_\_\_

 List all who will be residing with you here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Staff Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Emergency contact\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Relationship\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_