

Holiday Park Resort Ltd.
RV Site / Condo Private Occupant Agreement

All private rentals/occupants are a fixed term – renewals are at Management’s discretion

Site / Condo: _____ Gate Cards: _____

Leaseholder(s): _____

Occupant(s): _____

Occupant(s): _____ # of minors: _____

Email Address: _____ Phone #: _____

Email Address: _____ Phone #: _____

Vehicle Type: _____ Licence #: _____

Pets/Type: _____ **(Max 2 pets per occupancy)**

Fixed Term Rentals. One month or less (long term renewed 1st of each month by email or in person)

Arrival Date: _____ Departure Date: _____

Contract term expires on “Out” date. Rules and rates subject to change.

1. The purpose of this contract is to register an individual(s) (referred to as private occupant or occupant) with Holiday Park Resort Ltd as authorized by the leaseholder to occupy said site/condo without the leaseholder present. This contract is not a rental contract between landlord and tenant and is outside the Residential Tenancy Act of BC.
2. The leaseholder understands they may only enter into fixed term agreements with an occupant of a maximum of one calendar month, to be renewed on the first of each month with Holiday Park Resort.

Fees:

3. **The leaseholder will ensure their occupant is aware of the required fees and ensure the renter has a valid credit card available upon check in. Fees are collected in full at the time of check in from the occupant. No refunds for early departure.**

Private occupancy rates per contract are as follows:

	Registration Fee	Daily Fee	Monthly Fee
Short Term Occupant Less than 30 days	\$20 plus tax	TBD	N/A
Monthly Occupant – Fixed Term, Renewed 1 st of each month	\$20 plus tax	N/A	\$20 plus tax
Family (for immediate family, parents, siblings, or children)	\$20 plus tax	N/A	N/A
<i>All occupants must have a valid credit card on file with Holiday Park Resort.</i>			

4. Fees include administration and issuance of a gate card. The gate card must be returned to the front office at the end of the occupancy.
5. A second gate card may be available upon request (dependant on availability). This card must be returned at the end of the occupancy.
6. Failure to return a gate card may result in a fine and/or refusal to allow additional gate cards to be issued. For each gate card not returned or returned damaged, a fee of \$25.00+tax may be applied to the leaseholder’s account.

Requirements:

7. **Units over 10 years of age require management approval prior to entry.**
8. **Check-in time is from 8:30 am - 7:00 pm only.**
9. All necessary forms, contracts, and paperwork must be completed and given to Holiday Park prior to check in.
10. Maximum occupancy is as follows: six on a site, two in a condo studio, four in a one-bedroom condo, and six in a two-bedroom condo. Any exceptions must be pre-approved by Holiday Park Resort management.

Contracts, Renewals & Fines:

- 11. Contract duration is a maximum of one Month with the option to renew no later than 2 days prior to expiration.
- 12. If a leaseholder fails to register their private occupant(s), or the proper registration documents are not in place with Holiday Park Resort, finer of up to \$200 may be applied to the leaseholder’s account. Any person found on a site or in a condo without a contract in place may be asked to leave the property immediately.
- 13. It is the leaseholder’s responsibility to advise Holiday Park Resort if their occupant(s) depart prior to the departure date listed on the contract. This is a security and safety issue for the resort. Failure to notify the office may result in finer of up to \$200 applied to the leaseholder’s account.
- 14. The leaseholder agrees to notify Holiday Park if there is a cancellation or change to this contract.
- 15. Upon the sale or transfer of the RV site/condo, this contract becomes null and void. A new contract will need to be issued and approved prior to the sale/transfer for the private occupant(s) to remain on the site.
- 16. The leaseholder is responsible for having valid liability insurance for the duration of the private occupant(s)’s stay.
- 17. The person(s) named on this contract will only occupy the RV site/condo listed on the contract.
- 18. This contract is for the specified dates listed and for the person(s) who are registered on the contract only. No other person(s) will be allowed to occupy the RV site/condo. No occupant(s) may sublet at any time. This contract is non-transferrable and can only be changed with proper written notice.
- 19. **The private occupant must be in good standings with the leaseholder. Notification from the leaseholder of default with their agreement will result in the cancellation of the registration with Holiday Park Resort, with no refunds for early departure.**

Rules & Responsibilities:

- 20. The leaseholder is responsible for the actions of their private occupants. If security and/or management are forced to deal with private occupants due to violation to the rules and regulations or disruptive behavior of any type, charges or fines may be applied to the leaseholder’s account.
- 21. The private occupant(s) agree to adhere to the current Rules and Regulations. Both leaseholder and private occupant(s) are liable to Holiday Park Resort for all damages to the RV site/condo or Holiday Park facilities by the occupant(s), their family, and/or guests.
- 22. Holiday Park Resort reserves the right to withdraw consent and ask an occupant to vacate the resort immediately upon breach of any rule or regulation by the occupant(s), their family and/or guests.
- 23. Holiday Park Resort is not liable or responsible for any personal injury or damage of personal property of the occupant(s) or their family members or guests occurring on Holiday Park Resort premises. The leaseholder(s) and occupant(s) agree to indemnify Holiday Park Resort and its personnel from all claims advanced against them in respect to personal injury, theft, or damage.
- 24. Upon the expiration of this contract, if the occupant(s) fail to deliver up vacant possession of the RV site/condo, together with all possessions and vehicles, Holiday Park Resort reserves the right to remove such possessions and/or vehicles at the expense of the occupant(s) or leaseholder of the site.
- 25. Winter occupancies: the site MUST be winterized properly. If the water is to be left on all winter for an occupant, it is the leaseholder’s responsibility to ensure Holiday Park Resort is given written notice prior to water being shut off to avoid charges. Holiday Park Resort will not accept direction from an occupant. If the water is shut off, there will be a fee to turn it back on.
- 26. Private occupants are not permitted a mailbox without written direction from the leaseholder. Fees for mailboxes will apply.
- 27. **Holiday Park Resorts on site security is for the benefit of all leaseholders and guests of the resort. They do not have the resources to become involved in disputes between leaseholders or between leaseholders and private occupants.**

Occupant declaration: I have received and will abide by the Rules & Regulations of the Resort. By initialing, I acknowledge failure to do so will result in my immediate eviction.

I have read, understood, and agree to the terms of this contract dated _____

Occupant Signature

Leaseholder Signature

Holiday Park Representative
(Printed)

Holiday Park Representative
(Signature)