

LANDLORD: SUNSETVIEW FARM CAMPING AREA, INC.
57 Town Farm Road Monson, MA 01057 (413)267-9269

Seasonal Campsite Contract Page one of two

TENANT: Site # _____

Name: _____

Address: _____

Phone #: _____

Phone #: _____

E-mail: _____

STORAGE: October 20, 2024 to May 1, 2025

CAMPING: May 1, 2025 to October 20, 2025

The Tenant agrees to pay the Landlord rent for this site leased in the amount of

\$ _____

for the period from May 1, 2025, through October 20, 2025

Description of unit on campsite: You as a camper should carry your own insurance on your trailer to protect against theft, vandalism, and damage from wind, fire, water, freezing, hail, snow, or falling trees.

Type: _____ **Year:** _____ **Length:** _____

Persons registered on campsite:

Vehicles registered on campsite:

Pets registered on campsite: _____

Pet owners must submit a current rabies certificate each season to the office and follow all pet rules (Limit of 2 Pets per campsite. We reserve the right to make exceptions.)

Golf Cart Registered on the campsite: _____

Golf Cart Owners must follow all campground rules, must only be operated by a Licensed Driver, and must carry insurance. Owners must keep a copy of current proof of coverage in the camp office. (Limit 1 per site, electric only)

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1. Tenant agrees to pay campsite fees in full by **April 1, 2025**.
2. Tenant agrees to use the premises for camping only and does certify that the site cannot be sublet. Adding tenants to the campsite after the original contract has been signed does NOT give the additional tenants any right to continue camping on the site after the original tenants cease to camp on a regular basis.
3. This property being privately owned, the Tenant accepts camping privileges with the understanding that he or she does hereby release Sunsetview Farm Camping Area Inc., it's officers and employees of all liability for loss or damage to property and injury to his\her person arising out of his\her use of its camping facilities and agrees to indemnify Sunsetview Farm Camping Area Inc., it's officers and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the Tenant, arising out of the use of its camping facilities and provided that the loss is not caused solely by the negligence or fault of the landlord.
4. Tenant agrees to read and comply with all campground rules and regulations. It is your responsibility as a seasonal camper to inform your guests of our fees and policies. You as the registered tenant will be held accountable for any problems arising from your camping party or guests. If we have an issue with a campsite three times, the campsite, or the campsite's privileges will be in jeopardy. If we deem the problem or problems are serious enough, there will be no warnings. You will lose the campsite or the campsite privileges.
5. Tenant agrees to carry his\her own liability and comprehensive insurance to protect against theft, vandalism and damage caused by wind, fire, water, freezing, hail, snow or falling trees.
6. Tenant will pay utilities and other services rendered in full each month.
7. If you do not renew your contract for the following season, you must take your trailer out of the campground before the campground closes for the current season covered in this contract.
8. Tenant understands that if they sell or gift their trailer, the new owner does not have access to the campsite.
9. Tenant agrees to our payment schedule: **\$500.00 deposit 08/15/24 / \$500.00 02/01/25 / Balance in full 04/01/25.**
10. Tenant understands our refund policies in the event they are not able to camp:
 - The \$500.00 deposit is non-refundable and cannot be used for any other function under any circumstance.
 - You must contact us by April 1st if you are not able to camp for the season. If you have notified us by April 1st, and your trailer is out of the campground, we will refund any monies paid apart from the \$500.00 deposit.
 - If your trailer is on the site, and you do not contact us before April 1st, you will lose the \$500.00 deposit and the \$500.00 February payment (\$1,000.00) as a cancellation fee.
 - If for any reason you can no longer camp with us, we will refund for time not used meaning, the trailer is off the site and out of the campground, and we have been notified that you are not camping. We will not refund the cancellation fee, see above.
 - HOWEVER, NO SEASONAL REFUNDS WILL BE GIVEN AFTER **JULY 1, 2024**, REGARDLESS OF THE CIRCUMSTANCE.
11. A late fee of \$100.00 will be applied if the balance is not paid in full by **April 1, 2025**.
 - If you have not paid your seasonal fees in full by **May 1, 2025**, you will lose your campsite. Your trailer and any other belongings or structures must be removed from the campground property. If this is not done, the campground staff will remove your property from the campsite. A site clean up fee will be charged in addition to moving and storage fees.
12. If unpaid fees are placed with an attorney for collection, tenant agrees to pay all costs of collection including but not limited to reasonable attorney's fees and court costs.
13. Sunsetview Farm Camping Area does not offer long-term storage as a service.

TENANT _____ **Date** _____

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LANDLORD _____ **Date** _____