

RENTAL AGREEMENT
Corner Oaks RV Park

This lease agreement (Agreement) is entered into between McColloch Properties, LLC (Landlord) and

_____, (Tenant/Tenants) on ____ day of _____, 2025.

Name of every person over the age of 18 shall be entered as Tenant in the paragraph above, and a background check shall be performed on each name.

Name(s) of any person under age of 18 who will be living with you. (We will not do background check on any minor, but do require the name of every tenant.)

Name: _____ Age: _____

Name: _____ Age: _____

1. **Property Address:** Tenant hereby rents premises at _____ (Premises), located in Galveston County, Texas
2. **One Year Term:** The primary term of this agreement shall be for one year, and shall commence on the ____ day of _____, 2025; and shall end on the ____ day of _____, 2026.

Upon completion of the one year primary term, this Agreement shall automatically become month-to-month. The lease term will continue on a month to month term until either party gives written, 30-day notice of Termination.

3. **Month to Month Term:** Shall be month to month, and shall commence on the ____ day of _____, 2025, with 30 day notice to Landlord prior to move-out.
4. **Rent:** Tenant shall pay a monthly base rent of \$475 by the first day of each month to landlord *prior to move in day*. If move-in day is a partial month, the first payment shall be a full month's rent, and the second month's rent will be prorated to reflect the partial move-in month.

Each month's rent is due on the 1st calendar day of its month and considered late after the 5th calendar day of that month. Weekends, holidays and mail delays do not excuse the Tenant's obligation to timely rent payment. Any rent payment that is not paid by the 5th of each month will be considered late.

Nonpayment or late payment of rent shall be cause for eviction, except when Landlord and Tenant have agreed to late rent with late fees of \$10 per day attached. One agreement for late rent with late fees shall not be considered a precedence or approval from Landlord for any further late payments or non-payments.

5. **Rent Increase:** There will be no rent increases through the primary term. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days written notice.

6. **Rent Payments:** Rent payments will be made to the Landlord under this lease to the following person or entity at the place stated, with all payments payable to the named person or entity. Landlord may designate in writing another person or place to which Tenant must remit amounts due under this lease.
- Remit payments to McColloch Properties, LLC.
 - Method of payment shall be one of the following:
 - Bank deposit to Wells Fargo Bank, account number 7621495311. Please write your premise address/name on the deposit slip so the Landlord can apply rent to the Tenant's account.
 - Zelle to mccventures@outlook.com
 - Tenant must pay all rent timely and without demand, deduction, or offset except by where permitted by law or this lease. Time is of the essence for payment of rent (strict compliance with rental due dates is required).
 - Tenant may pay rent in check, cashier's check, money order or other means acceptable to Landlord.
7. **Utilities:** Landlord shall pay water, sewer, and garbage. Electricity is sub-metered for each Tenant space and the Tenant is responsible for connecting electric service and payment of electric to provider of choice.
8. **Security Deposit:** Tenant shall pay a security deposit of \$ 100 . Security deposit shall be refunded at the end of the lease, after vacating the premises, and after deductions for cleaning and repairs necessary to restore the rented premises to its original condition, along with deductions for any rent due, eviction expenses, utility, legal and any breach of contract costs. **In the event of violation of park rules leading to eviction the Tenant forfeits any Security Deposit.**
9. **Assignment of Lease:** This lease is between McColloch Properties and Tenant. The Tenant shall not assign the lease to any other person. Doing so shall be cause for immediate eviction, and any Security Deposit or remainder of rent already paid shall be forfeited.
10. **General Rules:**
- Tenant shall maintain their space in an acceptable manner. This includes keeping trash and litter picked up and disposed of in the dumpster. Outdoor items should be neat and orderly.
 - All campers will keep personal property in their space and stored under their RV when not in use. Tenant shall not be permitted to use other parts of the property outside of their space for any other uses unless approved in writing by management. The term "space" is defined as the Tenant's RV pad and drive.
 - All campers are to be maintained adequately. This means periodic cleaning of RV exterior to remove dirt and grime, no tarp atop, and keeping RV in moveable condition. It is at the sole discretion of the landlord to determine whether an RV is in acceptable condition or not.
 - The Landlord is not responsible for damages to personal property.
 - The Landlord shall not be responsible for theft or injury occurred during your stay.
 - No loud parties, excessive noise, big groups, or large gatherings tolerated.
 - One RV per site, Two vehicles per site.
 - No more than 2 pets, no larger than 30 lbs.

- Pets cannot be tied outdoors and/or left unattended. Owners must pick up after their pets. Do not allow pets to “visit” other sites to do their business. Uncontrolled barking of animals inside or outside will not be allowed.

Failure to comply with the General Rules shall be cause for 3-Day eviction with no reimbursement of unused rent and forfeiture of Security Deposit.

11. **No Liability:** Tenant hereby indemnifies, releases, and holds harmless Corner Oaks RV Park (The Park), its officers, owners, agents from any property damage, personal injury, claims, causes of action, damages, loss, expenses, and/or liabilities arising out of or related to Tenant’s use of the Premises, the property and/or any condition thereon. The Park shall not be liable to the Tenant for any damages arising out of any actions or negligence on the part of any other Park Tenant(s) or their families or invitees. Tenant agrees to pay the Park for any damages caused by Tenant, Tenant’s family or invitees.
12. **Contractual Lien:** The Park, and owner LLC, have and are hereby granted a lien upon all non-exempt property of any kind found or located on the leased premises to secure payment of rent due or to become due under this lease. If Tenant is delinquent in payment of any rental or other fee due under this lease, Owner/Owner agent shall have the right to enter peacefully the premises, home, RV, or storage facilities to exercise the Park’s contractual lien. Tenant’s absence from the Premises for three (3) consecutive days while all or any portion of the rent or other sums due under this Lease are delinquent shall be deemed abandonment of the Premises. In order to clear such abandoned premises, Owner/Owner agent must enter the premises, storage facility, and leased space to remove and store all property of every kind found therein.

Owner may impose reasonable charges for storing seized or abandoned property and may sell it at public or private sale, and Owner/Owner agent shall have the right to become purchaser upon being the highest bidder at such sale; the notice shall be deemed to have been given at the time of placing such notice in the US Mail, postage prepaid to Tenant at the street or PO Box address given. Sale shall be to highest bidder and the proceeds shall first be credited to the cost of seizure, storage, and sale and then to the delinquent fee, rent or other sums due the Park/Owner/Owner agent, then to current rent and continued contractual rent and fees allowed per the Lease. If any sale proceeds then remain, such shall be held by the Park for the Tenant and the Park shall notify Tenant of such surplus monies in the same manner required for notice of sale. It is also agreed that if contents are not of a nature that makes a sale easy or reasonable, or worth the cost of having a sale, items may be donated, or disposed of in any way seen fit by Owner(s). It is expressly agreed that all the tax provisions of this paragraph and the procedures contemplated in this manner shall be available for, and may be made by, the Park, Owner, Owner agent without the need of any prior hearing, proceeding or court order. The Park/Owner/Owner agent shall have no liability whatsoever to Tenant for any acts or actions taken or performed pursuant to the provisions of this paragraph.

13. **Eviction:** Policies will be strictly enforced for the mutual benefit of all Tenants. Any violation of this agreement or other policies of the Park will be cause for eviction. The Tenant agrees that in the event of delinquent rent and/or failure to comply with the rules and requirements that the Park has the right to have any vehicles or other objects removed from the site at the renter’s expense.

I FULLY UNDERSTAND AND ACCEPT THE RULES AND REGULATIONS DETAILED IN THIS AGREEMENT. I ALSO AGREE TO VACATE THE PREMISES AT THE REQUEST OF THE MANAGEMENT IF I VIOLATE ANY RULES OR REGULATIONS.

The terms and conditions of this Rental Agreement are agreed to and accepted by:

Landlord:

McColloch Properties, LLC

Tenant or Tenants:

Tanna M. Stahlheber, LLC Manager

Signature

Date: _____

Signature

Date: _____

Contact information for both parties :

Owner/Landlord Contact Information:

McColloch Properties, LLC
24200 SW Fwy, Ste 402-191
Rosenberg, TX 77471
Cell: 832/ 725-1129

Tenant Contact Information:

Name: _____

Tel: _____

2nd Tenant Contact Information:

Name: _____

Tel: _____