

# LANDLORD: Taylor's Beach Campground, LLC

Office 6197 N. Burkhart Rd. Howell, MI 48855 Ph. (586 ) 489 – 0360 Email: taylorbeach@att.net

LEASE AGREEMENT / CAMPSITE LICENSE, (DATED) \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
between the LANDLORD and the TENANT MM) (DD) (YYYY)

Tenant(s) Name ( PLEASE PRINT ) First \_\_\_\_\_ Last \_\_\_\_\_

**(REQUIRED)** SPOUSE: First \_\_\_\_\_ Last \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE MI  
ZIPCODE \_\_\_\_\_

HOME PHONE ( ) \_\_\_\_\_ CELL ( ) \_\_\_\_\_ WORK ( ) \_\_\_\_\_

- The LANDLORD agrees to lease to the TENANT, campsite number \_\_\_\_\_ in the Taylor's Beach Campground.
- SEASONAL LEASE TERM:** TENANT agrees to pay the LANDLORD, rent in advance for the seasonal campsite leased. The seasonal period is from April 1<sup>st</sup> thru October 31<sup>st</sup>. The term of this lease will renew each year if the TENANT makes the required renewal deposit payment of \$550.00 due on October 1<sup>st</sup> and pays the balance due in full on or before April 1<sup>st</sup>.
- WINTER STORAGE LEASE TERM:** The TENANT agrees to pay the LANDLORD, \$250.00 rent in advance for on site storage, this payment is due on October 1<sup>st</sup>. The winter storage period is from November 1<sup>st</sup> thru March 31<sup>st</sup>.
- ELECTRICITY REIMBURSEMENT:** The TENANT agrees to pay the LANDLORD, for electricity if the campsite is equipped with an electric meter OR an electric usage fee if the campsite is un - metered.
- METERED SITES / \$195.00 ELECTRIC DEPOSIT:** Required to be paid at the beginning of the season on April 1<sup>st</sup>. If you are on a metered site you will be responsible for the metered rate of usage or the current electric fee whichever is greater. Metered sites will be billed for additional electric usage at the end of the camping season on October 31<sup>st</sup>.

- SITE TYPE:** \_\_\_\_\_ Non – Sewer \_\_\_\_\_ Full Hook Up Sewer ( ADD \$ 200 ) SEASONAL RENT \$ 1,900.00
- MONTHLY RATE:** ( SEE # 31 ) MONTHLY SITE RENTAL / \$650. EXTENDED STAY FEE \$ \_\_\_\_\_ .00
- ELECTRIC FEES:**

	\$195.00 ELECTRIC FEE	\$ 195.00
	\$200.00 SEWAGE HOOK UP FEE	\$ _____ .00
	\$100.00 SECURITY DEPOSIT	\$ 100.00
# OF CARDS _____ @ \$ 20.00 GATE CARD DEPOSIT		\$ _____ .00
	<b>TOTAL AMOUNT</b>	<b>\$ _____ .00</b>

- \$550.00 DEPOSIT:** Paid on DATE \_\_\_\_/\_\_\_\_/\_\_\_\_  
CHECK # \_\_\_\_\_ CASH \_\_\_\_\_ CHARGE \_\_\_\_\_ LESS DEPOSIT PAID - \$ \_\_\_\_\_ .00
- BALANCE:** Paid on DATE \_\_\_\_/\_\_\_\_/\_\_\_\_  
CHECK # \_\_\_\_\_ CASH \_\_\_\_\_ CHARGE \_\_\_\_\_ **BALANCE DUE** \$ \_\_\_\_\_ .00

**RATES:** Rates are subject to change. Notice of rate changes will be posted in the office, on our website and on the renewal deposit billing statement in the month of September.

- BILLING STATEMENTS:** Billing statements will be mailed to you in September for the site renewal deposit and winter storage fee due October 1<sup>st</sup> and in March for the remaining balance of seasonal rent and electric fee due April 1<sup>st</sup>
- PAYMENT TERMS / RENEWAL DEPOSIT:** Payment of \$550.00 for site rental deposit is required to reserve the seasonal campsite. Payment for the total amount due for seasonal camping, electric fee and security deposit must be paid on or before the move in date or April 1<sup>st</sup> whichever comes first. The TENANT agrees to pay the LANDLORD, a lease renewal deposit for the up coming camping season , the amount of \$550.00 to be paid in advance on October 1<sup>st</sup>
- RENEWAL:** This is a renewable lease agreement. This lease agreement will not renew if there is any violation of any of the campground rules or terms and conditions contained in this lease and / or the renewal deposit is not paid on or before October 1<sup>st</sup> each year. **PAYMENTS WILL NOT BE ACCEPTED AT THE CAMPGROUND OFFICE.**
- MAIL ALL PAYMENTS TO:** Taylor's Beach Campground 6197 N. Burkhart Rd. Howell, MI 48855
- TENANT RENEWAL CANCELLATION:** The renewal deposit is non - refundable if written notice is not received and postmarked prior to February 1<sup>st</sup>.
- NO REFUNDS / FORFEIT SITE USE** The TENANT agrees that if you wish to cancel this lease agreement and move out at any time during the seasonal camping period of April 1<sup>st</sup> thru October 31<sup>st</sup> there will not be any refund, the campsite will be forfeited and rented to other campers.

17. **PAYMENT DUE DATES:** Seasonal site renewal deposit is due on October 1<sup>st</sup> Balance of lease renewal due on April 1<sup>st</sup>
18. **LATE PAYMENT / NSF CHECK FEES / 10 DAY GRACE PERIOD:** If your payment is received after the 10<sup>th</sup> of the month you will be charged a late fee of \$25.00. Each month that your renewal / deposit payment is over due, you will be charged a late fee of \$25.00. Returned NSF checks will be charged \$35.00.
19. **LATE PAYMENT / LEASE CANCELLATION:** If payment in full is not received within the 10 day grace period after April 1<sup>st</sup>, the lease agreement is void and the \$550. 00 renewal deposit is lost. NO TOLERANCE 30 days past due policy, if your renewal payment is over 30 days past due, this lease agreement / camping license will be canceled and you will be denied entrance to the Campground until the total amount due including all late fees and other charges are paid in full. If acceptable arrangements are not made to pay the full amount due promptly, your RV and personal property must be moved to the off - site storage area until the past due amount is paid in full. You will be charged \$2.00 per day for each day of storage. You will not be permitted to remove your RV from the premises until the full amount owed is paid with ( CASH FUNDS ONLY ). If you do not promptly move your RV and personal property to our storage area we will tow it and clean up the campsite, you will be charged \$150.00 for this service.
20. **NON – SEASONAL CANCELLATION RATE :** In the event the TENANT does not renew this lease agreement / camping license by making the required renewal payment prior to the end of the 10 day grace period, this agreement will be canceled. Beginning after the grace period expires you will be charged at the regular nightly camping rate until your RV and all personal property is removed from the campsite.
21. **TERMINATION / FINES / EVICTION / CANCELLATION / REFUND:** Violation or breach of any of the conditions of this lease agreement or campground rules, policies or regulations may result in the termination of this seasonal campsite license / lease agreement and eviction without refund. All lessees or TENANTS financial obligations must be fulfilled before RV is removed. In the event this contract is terminated, the TENANT shall remove any and all of their personal property from the campground within 7 days of the postmarked date on the termination notice unless the campground manager or owners determine that the health or safety of other campers is endangered. In this event, the campground may require the TENANT to immediately remove their personal property. Serious violations of rules, conduct or quiet hour rules will result in a First offence fine of \$75.00, Second offence \$150.00 and upon Third offence the lease will be terminated without refund and site must be vacated immediately. Fines must be paid within 5 days.
22. **CAMPER STORAGE:** Camping units, vehicles, trailers, watercraft or any personal property left on campsite at the conclusion of the seasonal camping period ( October 31<sup>st</sup> ) will then be charged the daily rate unless you have signed an on - site winter storage agreement, and paid the storage fee in full prior to October 31<sup>st</sup> , or other arrangements are confirmed in writing prior to October 31<sup>st</sup>.
23. **RULES AND REGULATIONS:** The TENANT agrees to read and comply with all current Taylor's Beach Campground rules and regulations as posted on our web site and in the campground office. The TENANT agrees to be bound by the rules and regulations of the campground and in addition to the terms and provisions herein stated. Children, relatives, friends, and guests of the tenant are also required to read, comply and be bound by all campground rules. The TENANT shall be responsible and liable for the conduct of their visitors and overnight guests.
24. **REQUIRED INSURANCE / PROOF OF TITLE :** The TENANT agrees to carry and provide proof of his / her own liability and comprehensive insurance during the term of this lease agreement. The TENANT will furnish copies of proof of valid insurance for RV and Golf cart, camper registration and the name, address and telephone numbers of the insurance company and agent.
25. **CAMPING UNIT:** The camping unit must be fully self contained. RV's / campers in need of excessive maintenance or repair, school buses or homemade camping units are not allowed. All camping units must have and display a current license plate. Campers 10 years of age and older will be inspected to determine renewal approval.
26. **CAMPER UNIT / SITE CONDITIONS AND APPEARANCE:** The TENANT agrees to maintain and keep the campsite, deck, shed and the camping unit neat, maintained and clean ( NO BLACK STREAKS ) at all times, each time violations are found **YOU WILL BE FINED \$50 WITHOUT PRIOR NOTICE.** The TENANT will be responsible for mowing the grass, and keeping unsightly weeds off the campsite a minimum of every two weeks from Apr. 1<sup>st</sup> thru Oct. 31<sup>st</sup> , if the grass, weeds or fire pit requires cutting or cleaning by TBC **you will be charged a \$15 fee without notice for lawn maintenance and fire pit trash cleaning.** Construction of outside buildings is not allowed. Container gardening is allowed for fruits, vegetables and flowers. Trailers must be left on wheels and approved jacks. Tent type screen rooms attached to the camping unit are allowed. Patio decks will be permitted with prior design approval.
27. **MICHIGAN LAW / OCCUPANCY :** State of Michigan's "Administrative Code" - Campgrounds R 325.1556 – Limits occupancy to not more than 8 persons per site. Additional restrictions include only 1 camping unit per site, and no dumping of gray water or sewage on the ground. Illegal dumping is subject to fines, prosecution, and is grounds for removal from the campground and termination of this lease agreement. Gray water seepage pits cannot be used for toilet waste and the maximum size of the inlet pipe must not exceed 1 ½ inches.
28. **MOBILE PUMP OUT SERVICE:** Due to the varying needs of campers, you are asked to call the office at 517 – 546 – 2679 or stop by the office to request a pump out. The pump out charge is \$12.00 / \$18.00 for two tanks.
29. **IMPROVEMENTS / DECKS:** In the event the TENANT desires to make any improvements that would permanently scar the ground, such improvements shall be done only with the permission of the campground management and will remain the property of the campground upon completion and when the TENANT leaves the campground. Unless removed from the campground decks are required to be left on the site when you move out, we will purchase the deck/shed or the new seasonal camper moving in can purchase it from you.

30. **MAIL / MESSAGES / INTERNET SERVICE:** We do not provide mail delivery. You can establish a postal box at the Howell, MI local post office. Only emergency messages will be delivered. The TENANT agrees that they are using the campground internet system at their own risk and Taylor's Beach Campground or It's owners will not be liable or responsible for any problems related to your use of our internet system.
31. **LENGTH OF STAY** The seasonal campsite rate only permits the tenant to use the campsite on weekends and vacations, daily use is not permitted. Tenants choosing to live in the campground on a daily basis ( 4 or more days per week ) must have prior approval and will be required to pay the monthly rate or the \$650.00 extended stay fee and additional electric charges.
32. **SITE USE / SUBLEASE:** The TENANT agrees to use the premises for camping only and certifies that the campsite cannot be sublet or used by any other person ( s ) without prior permission from the LANDLORD in writing. The campsite is for the use of the tenant's primary family with ( 2 ) adults and dependent unmarried children under age 21 still living at home. The primary tenant may bring in up to ( 6 ) grandchildren without paying the visitors charge. If campsite is occupied or being used, one of the primary registered tenants 21 years or older must be present.
33. **VISITING GUESTS:** All guests / relatives visiting for the day or staying overnight must register with proper ID at the office and obtain a vehicle pass. Your guests will be required to pay the current daytime visitor / overnight camping fees. Daytime visitors will be charged \$5.00 per person. Children 2 years of age and under are free. Overnight guests will be charged \$5.00 per person. Should a visitor wish to spend the night in your camper, he / she must register in the office prior to 9:00 pm, obtain a new camping vehicle pass, and pay a daily admission for the next day.  
**WARNING:** Unregistered vehicles or vehicles without a visible car pass may be towed at the owner's expense.
34. **GOLF CARTS:** Only one golf cart per family is permitted. Effective November 1, 2005 only electric battery operated carts will be allowed into the Campground. Seasonal tenants that had a gas engine golf cart in the campground prior to November 1, 2005 will be permitted to continue to operate it until such time that it is replaced. Proof of \$100,000. 00 liability insurance will be required to operate the golf cart in the Campground. A copy of proof of insurance must be verified and approved by management before the golf cart can be brought into the campground. Each year on or before April 1<sup>st</sup> you must present a current proof of insurance certificate when you renew your seasonal lease agreement. You must register your golf cart at the office and obtain a new permit sticker at the beginning of each camping season before the golf cart can be operated. Permit sticker must be visibly displayed on back of cart.
35. **ENTRANCE GATE ACCESS CARD:** There is a \$20. 00 refundable deposit required for each gate access card. It is a violation of this lease agreement to use your gate access cards to let your guests into the Campground. If this occurs you will be instructed to turn in your gate access cards and your card deposit will be forfeited.
36. **PARKING:** A maximum of one vehicle is allowed at each campsite or in the campground area. All other vehicles must be parked in the visitor parking areas near the office.
37. **GUEST EVENTS:** Guest events consisting of more than 8 guests should be held in the picnic areas or by the pond.
38. **LIABILITY:** The TENANT agrees to hold harmless and release Taylor's Beach Campground, LLC., its officers, owners and employees of any and all liability for loss or damage to TENANTS property while on the premises, including injury, loss or damages caused by fire, wind, water, falling trees, theft, vandalism, or any other cause whatsoever. The TENANT further agrees to indemnify and hold harmless Taylor's Beach Campground, LLC, its officers, owners and employees from, and against any and all claims for loss of or damage to property or injury ( including death ) to the person of any member of the family or guest of the TENANT, arising out of the use, operation, or possession of leased campsite or any of the campground camping facilities.
39. **TENANTS PERMISSION:** The TENANT agrees to grant permission to the Campground to utilize photographic, videotape, or digital images of myself, my family, my group, and our guests participating in camp activities for publicity purposes.
40. **ENTIRE AGREEMENT:** This lease agreement contains the entire agreement between the Landlord and the Tenant. No other representation or inducement, verbal or written has been made which is not contained in this lease. This lease is valid, if one portion is invalid, the remaining portion shall nevertheless remain in full force and effect.
41. \_\_\_\_\_

Witness the hands and seals of the parties hereto, the day and year written above on page ( 1 ) in presence of:

**PRIMARY TENANT ( S )**

\_\_\_\_\_  
Print Name / TENANT

\_\_\_\_\_  
Signature / TENANT

\_\_\_\_\_  
Print Name / SPOUSE **(REQUIRED)**

\_\_\_\_\_  
Signature / SPOUSE **(REQUIRED)**

**Alan Taylor**

\_\_\_\_\_  
Print Name / LANDLORD / AGENT

\_\_\_\_\_  
LANDLORD / AGENT

# Taylor's Beach Campground

Where Happy Campers Go !!

## SEASONAL CAMPER INFORMATION / APPLICATION

**PLEASE FILL OUT COMPLETELY AND PRINT CLEARLY**

Please attach required camper photos ( all 4 sides of camper ), copies of drivers licenses, camper registration and camper and golf cart proof of insurance.

(PLEASE PRINT)

HUSBAND / TENANT NAME ( LAST ) \_\_\_\_\_ ( FIRST ) \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PH. ( ) \_\_\_\_\_ WORK PH. ( ) \_\_\_\_\_ CELL PH. ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

EMPLOYER \_\_\_\_\_ DRIVERS LICENSE # \_\_\_\_\_

JOB PROFESSION / TALENTS \_\_\_\_\_

( TO BE ADDED TO OUR PRIVATE SEASONAL fb PAGE AND RECEIVE INFORMATION ABOUT CAMPGROUND ACTIVITIES )

FACEBOOK \_\_\_\_\_

SPOUSE NAME \_\_\_\_\_

SPOUSE EMPLOYER \_\_\_\_\_ DRIVERS LICENSE # \_\_\_\_\_

JOB PROFESSION / TALENTS \_\_\_\_\_

WORK PH. ( ) \_\_\_\_\_ CELL PH. ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

CHILDREN LIVING AT HOME  NO  YES  HOW MANY \_\_\_\_\_ AGES \_\_\_\_\_

EMERGENCY CONTACT ( IF WE ARE NOT ABLE TO REACH YOU ) NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

HOME PH. ( ) \_\_\_\_\_ CELL PH. ( ) \_\_\_\_\_

WORK PH. ( ) \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

RV INSURED  NO  YES  INSURANCE COMPANY \_\_\_\_\_ PH. ( ) \_\_\_\_\_

COPY OF PROOF OF INSURANCE REQUIRED ( PLEASE ATTACH ) VERIFIED BY \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

BRINGING IN GOLF CART ( ELECTRIC ONLY )  NO  YES  GOLF CART INSURED  NO  YES

INSURANCE COMPANY \_\_\_\_\_ PH. ( ) \_\_\_\_\_

COPY OF PROOF OF INSURANCE REQUIRED ( PLEASE ATTACH ) VERIFIED BY \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

RV AGE \_\_\_\_\_ TYPE \_\_\_\_\_ LENGTH \_\_\_\_\_ FT. YEAR \_\_\_\_\_ ( 4 PHOTOS REQUIRED / ALL SIDES OF RV )

# OF SLIDE OUTS ( CIRCLE ) 0 1 2 3 4 5 BRAND ( MANUFACTURER ) \_\_\_\_\_

HOW DID YOU HEAR ABOUT US ? \_\_\_\_\_

CAMPSITE REQUESTED # \_\_\_\_\_ 2<sup>ND</sup> CHOICE # \_\_\_\_\_ APPROVED  NO  YES  BY \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Taylor's Beach Campground  
Where Happy Campers Go !!

SEASONAL CAMPSITE CHARGES / REQUIREMENTS CHECK LIST

(PRINT) NAME \_\_\_\_\_

SITE # \_\_\_\_\_ TYPE \_\_\_\_\_ WATER / ELECTRIC \_\_\_\_\_ FULL HOOK UP SEWER \_\_\_\_\_

WATER / ELECTRIC SITE SEASONAL RATE \$ 1,900.

ELECTRIC USE FEE \$ 195

REFUNDABLE SECURITY DEPOSIT \$ 100

(\$20 Per CARD) REFUNDABLE GATE CARD DEPOSIT(S) \$ 20

**SUB TOTAL AMOUNT** \$ 2,215.

\$200. FULL HOOK – UP SEWER CHARGE \$ \_\_\_\_\_

( IF APPLICABLE ) \$ 650. EXTENDED STAY FEE \$ \_\_\_\_\_

**TOTAL CHARGES** \$ \_\_\_\_\_

( REQUIRED TO RESERVE CAMPSITE ) LESS \$550. DEPOSIT - \$ \_\_\_\_\_

**TOTAL BALANCE DUE** \$ \_\_\_\_\_

PRIOR TO MOVE IN DATE

DOCUMENTS / REQUIREMENTS CHECK LIST

**PLEASE MAIL ALL REQUIRED DOCUMENTS**

GOLF CART PROOF OF INSURANCE _____	4 PHOTOS ( ALL SIDES OF RV ) _____	RV WASHED PRIOR TO MOVE IN _____
RV PROOF OF INSURANCE _____	RV COPY OF REGISTRATION _____	( NO BLACK STREAKS ) _____
SIGNED LEASE TENANT & SPOUSE _____	COMPLETED APPLICATION _____	COPY OF DRIVERS LICENSE _____
CAMPER / SITE MEASURED? _____	CAMPER FITS ON CAMPSITE? _____	( TENANT & SPOUSE ) _____

COMMENTS If registration is not available please provide copy of title. \_\_\_\_\_

*Thank you for choosing Taylor's Beach Campground. We are looking forward to making you a Happy Camper !*

Contact Alan Taylor for seasonal site information

EMAIL: [taylorsbeach@att.net](mailto:taylorsbeach@att.net)

MAILING ADDRESS: 6197 N. Burkhart Rd. Howell, MI 48855  
CORPORATE OFFICE PH. ( 586 ) 489 – 0360

Visit us at: [www.taylorsbeachcampground.com](http://www.taylorsbeachcampground.com)

# Taylor's Beach Campground

*Where Happy Campers Go !!*

# **WELCOME**

## ***Thank you for choosing T B C***

It is very important to us that you are a happy seasonal camper. If there is anything we can do to help you when you bring in your camper just give us a call. Please do not hesitate to contact us at anytime with your concerns, questions and suggestions. Your input will be taken very seriously and is helpful in our efforts to keep improving the Taylor's Beach family camping experience.

Please read and discuss the TBC rules with all members of your family and guests so everyone knows what is expected, a complete list of rules can be printed from our web site

[www.taylorsbeachcampground.com](http://www.taylorsbeachcampground.com)

**PLEASE CALL IN ADVANCE TO SCHEDULE YOUR MOVE IN DATE**

I have listed our contact information below for you to reach us whenever you need assistance or need to advise us of any problems.

Alan Taylor Owner

**(24 HOURS) Personal business cell PH. ( 586 ) 489 – 0360**

Confidential Private Email: [taylorsbeach@att.net](mailto:taylorsbeach@att.net)

Mailing address 6197 N. Burkhart Rd. Howell, MI 48855

**PLEASE LET US KNOW WHAT YOU THINK OF OUR STAFF AND THE CAMPGROUND**

Happy Camper surveys are available at the campground office or they can be filled out online on our web site at: [www.taylorsbeachcampground.com](http://www.taylorsbeachcampground.com) All surveys are kept confidential upon your request and are forwarded directly to the owner's private Email address.

*We are looking forward to a happy and fun season with you.*

***Thank You ! Alan Taylor***