



Shady Acres RV Owner Screening Criteria Senior 55+ Community

Application Guidelines All persons 55 years of age or older residing in the community to complete a Registration Ticket and provide proof of a valid government-issued photo identification. Occupants must be a minimum of 40 years of age. For stays thirty-one (31) days or more, we will require a MTM lease agreement to be signed by all persons 55 years of age or older.

Deposit Any applicable deposits are required to be paid in full upon registration.

Occupancy Guidelines

- Two (2) persons per bed, plus one (1) person

Pet Criteria and Screening for RV Lot Rentals All pets/animals must be listed on the Registration Ticket. We require the type, weight, age, color, breed, name, gender, one photo, and vaccination records. Restricted animals will not be allowed.

- No more than two (2) pets per home.
- Max weight of 40 lbs.

RESTRICTED ANIMAL/BREED LIST (Included but not limited to)	
Note: Service/Companion/Assistance animals may not be subject to this list.	
Breeds of Dogs:	Pit Bulls, Rottweilers, Presa Canario, German Shepherds, Huskies, Malamutes, Dobermans, Chowchows, St. Bernard's, Great Danes, Akitas, Terriers (Staffordshire), American Bull Dog, Karelian Bear Dog. <i>Any hybrid or mixed breed of one of the aforementioned breeds</i>
Poisonous Animals:	Tarantulas, Piranhas, Scorpions.
Exotic Animals:	Reptiles (snakes, iguanas), Ferrets, Skunks, Raccoons, Squirrels, Rabbits, Birds (parrots, cockatiels, macaws).

Business Relationship The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who does not respect our property staff members or conducts themselves in an unprofessional manner.

RV Requirements

- RVs must be no more than 20 years old, otherwise, the RV will be subject to further inspection.
- RVs must be in good working condition and are subject to management's discretion.
- The owner must provide proof of a current and valid driver's license and proof of a current and valid registration for the RV.
- For monthly renters, the registered RV owner must reside in the RV during the duration of their term.

RV Membership Discounts

Discounts cannot be combined. Proof of qualification/ membership is required. Additional restrictions may apply.

- AAA Membership: 10% off daily rate
- Harvest Hosts: 15% off standard daily rate
- Good Sam: 10% off standard daily rate, 6-night max
- Good Sam Destination Deal: Stay 4 nights, get the 5th night free
- Military: 10% off standard daily rate, 3-night max
- Passport America: 50% off standard daily rate, 3-night max

RV Utilities/Services

- **Daily/Weekly Renter:** Water, sewer, garbage, electric, and Wi-Fi are included.
- **Monthly Renter:** Water, sewer, garbage, and Wi-Fi are included. Gas and Electric is at the expense of the renter.

Signing, submission and/or approval of this application indicates only receipt of the document. Approval does not create any right to possession, does not constitute an offer to lease, and does not bind the landlord to execute a lease with the applicant. Landlord retains sole right to enter into a lease and give possession to the Applicant.

I have read and understood the entire RV Owner Screening Criteria of this community.

Applicant Signature

Date