

2018 LEASE SUMMARY SHEET: Snug Harbor Resorts, LLC Name:

EXAMPLE

Below are items or services that can be included in a lease at Snug Harbor Resorts, LLC. We use the information you provide to prepare the new leases for 2018. Lease price is based upon the number of persons, vessels, vehicles and RVs that would be stored onsite and/or coming onsite on a regular basis. Items added after the lease has been signed will incur a lease *change* fee of \$150 because there is substantial administrative work involved in revising the billing software to reflect changes. Annual lease base rates for waterfront RV sites that have limited amount of grass will remain the same rate for those who pay annually or bi-annually. Leaseholders who pay monthly will incur a \$25 per month added bookkeeping fee.

Location: RV site # 23 Berth/Dock # _____ Snuggle Inn # _____

Lease start date: 1/1/18 Lease Term: annual / short term: # full months: 12

of persons on lease: 2 # of pets on lease: 1 # of vehicles: 2 *

	Per MO	# MO	Total
RV site lease/storage of RV, estimated occupancy <i>less than</i> 60 days per year*	525	12	6,300
Berth/dock lease, estimated occupancy <i>less than</i> 60 days per year*	—		
Snuggle Inn lease, estimated occupancy less than 60 days per year*	—		
*Live onsite applies: add \$150 per person per month to lease cost: # persons _____	—		
Electric: estimated Initial meter reading: <u>0001</u> end of lease reading _____ electric will be charged at SHR lowest rate including fees at \$.21 per KW	35	12	420
Garbage: RV & SI: <u>\$35</u> or \$50 OR \$0 if leaseholder commits to taking garbage home	35	12	420
Propane: as used-leaseholder to arrange for propane or _____	—		
Extra vehicle onsite, on lease: \$25 per month each <u>*</u>	25		300
Other:	—		
Boat trailer storage annual lease only: Size of boat trailer: <u>20'</u> \$35 <u>21-30'</u> \$50 <u>31-35'</u> \$75 <u>36-45'</u> \$100	35	12	420
Boat trailer storage: short term: <u>20'</u> \$50 <u>21-30'</u> \$100 <u>31-35'</u> \$125 <u>36-45'</u> \$150	—		
Covered berth added to RV lease: size of berth <u>28'</u> \$157 <u>32'</u> \$180 <u>36'</u> \$202 <u>50'</u> \$280	—		
Non-exclusive dock space use when onsite annual lease only: (20' included in rv site lease) <u>20'</u> \$20 <u>30'</u> \$25	—		
Boat launch use: <u>1</u> boat <u>2</u> boats \$100 <u>3</u> boats \$200	—		
8x10 storage unit rental, if available: \$50 per month	—		
Extra site maintenance fee: watering of leaseholder-planted flowers, trees, plants \$100 mo	—		
Extra site maintenance fee: moving of leaseholder outdoor furniture to mow lawns: \$100 mo	—		
Other: (Prorated month) \$ _____ mo divided by _____ days x _____ days = \$ _____ first month	—		
Payment Plan: Annual or Bi-Annual, no bookkeeping fee. <u>Monthly: \$25 bookkeeping fee</u>	25	12	300
Total: (to be completed by SHR management, incorporated into lease agreement)			\$ 8,160
Security Deposit: RV site: <u>\$500</u> \$1000 Park Model site: \$3000 Berth: \$300-\$500			
Gate entry deposit: \$50 each # _____ # _____ <u>2x \$50</u>			
Car tag deposit: \$50 each # _____ # _____ <u>2x \$50</u>			

Payment plan, if not paid monthly:

Annual: \$ _____ paid by _____ on _____

Semi-annual: \$ _____ paid by _____ on _____

And \$ _____ shall be due by _____

Reduce costs :-only 1 vehicle coming onsite
 - Bring home your garbage
 - pay annual or semi-annual
 - Add solar to your RV-PARK MODEL