



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

RV Space Application

Fill locally, save or print, and bring completed paperwork to Pegasus in person.

Staff Use Only

RV Space Number

Monthly Rent

Date Application Received

Expected Arrival Date

Expected Departure Date

Applicant SS card copy

Applicant DL copy

Occupant SS card copy

Occupant DL copy

Denial Note

Approved

Denied

Applicant Information

Last Name

First Name

Middle

Birth Date

Social Security No.

Driver's License No.

State

Permanent Address

City

Zip

Phone No.

Email

Additional Occupant

Last Name

First Name

Middle

Birth Date

Social Security No.

Driver's License No.

State

Phone No.

Email



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Emergency, RV, Vehicle, and Pet Details

Emergency Contact

Relationship <input type="text"/>	Name <input type="text"/>	Phone <input type="text"/>
Address <input type="text"/>	Email <input type="text"/>	

RV Information

Year <input type="text"/>	RV Type <input type="text"/>	Make / Model <input type="text"/>	Color <input type="text"/>	Length <input type="text"/>
# of Slide-Outs <input type="text"/>	RV Plate # <input type="text"/>			

Vehicles

#1 Year & Type <input type="text"/>	Color <input type="text"/>	Make & Model <input type="text"/>	State / License <input type="text"/>
#2 Year & Type <input type="text"/>	Color <input type="text"/>	Make & Model <input type="text"/>	State / License <input type="text"/>

Pets

Pet #1 Type & Breed <input type="text"/>	Name <input type="text"/>	Age & Color <input type="text"/>	Weight <input type="text"/>
<input type="checkbox"/> Neutered Yes <input type="checkbox"/> No	<input type="checkbox"/> Declawed Yes	<input type="checkbox"/> No	<input type="checkbox"/> Rabies Current Yes <input type="checkbox"/> No
Pet #2 Type & Breed <input type="text"/>	Name <input type="text"/>	Age & Color <input type="text"/>	Weight <input type="text"/>
<input type="checkbox"/> Neutered Yes <input type="checkbox"/> No	<input type="checkbox"/> Declawed Yes	<input type="checkbox"/> No	<input type="checkbox"/> Rabies Current Yes <input type="checkbox"/> No



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Employment History and Additional Questions

Applicant Employment History

Current Employer & Address

Position

Supervisor's Name

Phone

Start Date

End Date

Gross Monthly Income

Additional Questions

	Yes	No Explanation
a) Will applicant maintain RV insurance?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
b) Has applicant ever been evicted?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
c) Been asked to move out by a landlord?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
d) Breached a lease or rental agreement?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
e) Had any credit problems?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
f) Been convicted of a crime?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
g) Been sued for nonpayment of debt?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
h) Is any occupant a registered sex offender?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>
i) Are there any criminal matters pending?	<input type="checkbox"/>	<input type="checkbox"/> <input type="text"/>



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Agreement and Authorization

Agreement and Authorization

I believe the statements I have made are true and correct. I authorize a credit and/or criminal check to be made and verification of information provided. This application does not constitute a rental or lease agreement until approved by Pegasus RV & Mobile Home Resort. If approved, I agree to be bound by the attached agreement and park rules and regulations.

Applicant Signature

Date

Spouse / Additional Occupant Signature

Date



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Month-To-Month Rental Agreement

Opening Agreement

Tenants who are listed on this application agree to lease the space from Pegasus RV & Mobile Home Resort, hereinafter referred to as Resort, according to the terms and conditions set forth in this agreement. All prices are subject to change subject to written notice described below.

Term

This Rental Agreement shall establish a month-to-month tenancy. Tenant acknowledges and agrees that he or she will vacate the space which is the subject of this Agreement no later than the date specified herein, unless otherwise extended.

If the tenant does not vacate the space after 5 days written notice, he/she agrees to accept disconnection of electricity and water by Pegasus RV & Mobile Home Resort, and agrees to pay extra legal fees, towing fees, and so on, related to eviction of the tenant.

Rent

Your monthly rent is \$675.00. Tenant(s) shall pay rent in full on the 1st day of each month, commencing on the start of the term of this Rental Agreement. The rent and all other charges must be paid without deduction or offset and in advance on the 1st day of each month.

A late charge may be assessed by management in the amount of \$10/day whenever rent is paid more than five (5) days after it is due. A check return charge may be assessed by management in the amount of \$65.00 whenever a check for rent or any other charge is returned unpaid from a bank or financial institution.

All rent charges due and owing herein shall be made payable to Pegasus RV & Mobile Home Resort by money order, credit card or ACH and be delivered either personally or by U.S. Mail to the office at 10140 Business 77, Raymondville, TX 78580, or to the direct site.

Rent may also be paid online via a link provided by Pegasus RV and Mobile Home Resort; however, payment receipt is the responsibility of the Tenant and any system issues with online payments will not be considered when assessing late payments. The monthly rent is not refundable when the tenant leaves any time before the final day of the month.

Rent Increases

Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take effect less than thirty days from the date of written notice from the park.

Utilities and Other Charges

Included in the rent are the monthly charges for water and internet.

Park Rules

The Resort Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Resort rules that now exist and any created in the future as such additional rules may be promulgated by the park from time to time.

Changes in Rules, Standards, Services, Equipment, or Improvements

The Resort's rules and regulations, standards of maintenance of physical improvements in the Resort, together with services, including utilities, equipment and physical improvements within the Resort may be changed from time to time as provided by any law then in effect.



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Month-To-Month Rental Agreement

Entry Upon Resident's Space

The Resort shall have a right of entry upon the land on which a recreational vehicle is situated for maintenance of utilities, maintenance of premises if the occupant fails to do so, and the protection of the property at any reasonable time.

However, such entry shall not be in a manner or at a time which would interfere with the occupant's quiet enjoyment. The Resort may enter a recreational vehicle without the prior written consent of the occupant in the case of an emergency or when the occupant has abandoned the recreational vehicle.

Termination of Rental Agreement by Tenant

Tenant(s) understands that this Rental Agreement will remain in effect and Tenant(s) will be liable to pay rent as set forth in this Agreement whether or not the Tenant(s) occupies the space or maintains a recreational vehicle at the space for the term of this Rental Agreement.

This remains true unless the Tenant(s) sells the recreational vehicle to a purchaser who is approved by the Resort and who executes a new Rental Agreement, or unless the Tenant(s) removes the recreational vehicle from the Resort.

Renting or Subletting

Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s)' recreational vehicle or the premises. Tenant(s) shall not assign or encumber his or her interest in this Rental Agreement or the premises.

No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of this paragraph. If Tenant(s) consist of more than one person, a purported assignment, voluntary, involuntary, or by operation of law, from one person to the other shall be deemed an assignment within the meaning of this paragraph.

Pets

Special permission to keep a house pet in the Resort must be obtained from Resort Management. A house pet is defined as a pet that spends its primary existence within the RV.

Resort Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Resort. The Pet Rules are incorporated herein by reference as though fully set forth at this point.

Tenant(s) agrees to comply with all Pet Rules that now exist, and such additional Rules as may be promulgated by the Park from time to time.

Sex Offender Notification

The Texas Bureau of Criminal Identification and Information maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to register pursuant to <http://www.statutes.legis.state.tx.us/Docs/CR/htm/CR.62.htm>.

Police Departments serving jurisdictions of 254 counties also maintain such information. The State Sex Offender and Child Predator Registry database can be accessed at <https://www.dps.texas.gov/section/crime-records/texas-sex-offender-registration-program> and contains address, pictures and conviction records for registered offenders.

The database can be searched by zip code, city, and/or offender name. Information is also available by phone at 512-424-2800. You can also email Sex_Offender_Compliance@DPS.Texas.gov State Services for more information.

Cancellation Policy

Month-to-month RV: No refund for cancellation for any reason.



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Month-To-Month Rental Agreement

Use Prohibited

The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

Waiver

The waiver by Resort, or the failure of the Resort to act in any respect because of any breach of a term, covenant or condition contained herein or violation of a Resort Rule or Regulation, shall not be waiver of that term or rule.

The subsequent acceptance of rent by the Resort shall not be a waiver of any preceding breach of this Rental Agreement by the Tenant(s), any violation of Resort Rules or Regulations, or failure to pay rent.

Attorney's Fees and Costs

In any action arising out of Tenant(s)'s tenancy or this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if judgement is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

Interpretation

Each provision of this Agreement is separate, distinct and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all provisions shall not be affected.

Effect on this Agreement

Tenant agrees that this Rental Agreement, together with the Resort Rules and Application, contains the entire Agreement between the parties regarding the rental of space within the Resort.

All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

Successors and Assigns

This Agreement and each and all its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and insure the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

Alteration of this Agreement

This Agreement may be altered by Tenant only by written agreement signed by both of the parties or by operation of law. This Agreement may be altered by owner by written agreement by both parties, or by operation of law.

Non-Liability of Landlord

Tenant agrees that Landlord shall not be liable for injury or damage to person or property of Tenant, his family, guests, employees or invitees, occurring in, on or about the leased premises, or occurring anywhere in the Resort or area in which the leased premises are located, except by the



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Month-To-Month Rental Agreement

direct negligence of Landlord, his agents or employees.

Tenant agrees to indemnify and hold Landlord harmless therefore. Landlord will not be responsible for damage caused by leaks, bursting pipes, freezing or otherwise, or by defects of the leased property, except in case of positive neglect or failure to take action toward the remedying of such defects within reasonable time after written notice from Tenant.

Should Tenant fail to notify Landlord promptly in writing of any such defects, Tenant will become responsible for any damage or injury resulting to Landlord or other parties. It is recommended that Tenant maintain renter's insurance coverage on Tenant's possessions to be placed within and on the premises.

Rules, Insurance, and Acknowledgment

Guest is subject to and agrees to comply with all Resort Rules, a copy of which is attached hereto and incorporated herein by reference. Pegasus RV and Mobile Home Resort may modify the Resort Rules from time to time at its discretion. Tenant acknowledges receipt of the current Resort Rules.

Tenant also agrees and acknowledges that failure to comply with all Resort Rules will constitute a material default of this Agreement and will be cause for immediate eviction and removal from the RV Resort.

RV Liability and Property Insurance: Tenant shall be solely responsible to maintain property and general liability insurance on any vehicle parked or accessing the Resort and shall cover RV/car damage by tree breakage, flood, fire, theft, or other causes.

Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Resort Rules and Regulations, and further that he and/or she have read and understand each of these documents. Tenant(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

Tenant and Management Signatures

Site #

Applicant Signature

Date

Owner / Manager Signature

Date



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Resort Rules

Pegasus RV and Mobile Home Resort Rules

- Quiet time: 10 p.m. to 7 a.m. Please be considerate of others. No loud music at any time.
- Speed limit: Please observe a speed limit of no more than 7.5 mph.
- Sewer: A positive sewer seal at both ends of sewer hose is required. Texas law requires that a sewer hose must be fastened using a connector.
- Children: We want children to be safe and have a good time, but always under the watchful eyes of a parent or guardian. Please use good judgement if you decide to leave your children at the Resort when you are gone. We are not responsible for their safety or welfare. You are liable for their behavior.
- Trash: Dumpster located in the Resort is for personal trash only. All garbage must be bagged and tied, boxes broken down. Do not leave trash outside by your RV unless it is bagged and tied for scheduled retrieval. Cleanliness of the park is important. Sites are to be kept clean and orderly as determined by management. Washing vehicles in the Resort is allowed but may be restricted if excessive; keeping your RV clean and in good repair is required.
- No fireworks allowed. No open firearms displayed.
- Parking: One vehicle per RV space is allowed. Please park in front of your RV out of the main drives.
- Clothes lines are not allowed. Electric space heaters are not allowed. No cheater boxes or pigtailed allowed. Pegasus RV and Mobile Home Resort is not responsible for any electrical components on RVs.
- Conduct: Disorderly conduct, drunkenness, illegal drugs, obscene language, obnoxious, disruptive or vulgar behavior will not be tolerated. They will be reason for immediate eviction without refund.
- Drugs: Illegal drugs of any form are prohibited on the property of Pegasus RV and Mobile Home Resort. Persons caught in violation are subject to immediate eviction without a refund. Persons knowing of illegal activity are encouraged to notify management immediately. Any information reported will be strictly confidential.
- Pets are permitted at Pegasus RV and Mobile Home Resort properties only in strict compliance with the pet terms and conditions.
- All pets must be kept on a leash or in a cage or crate at all times while outside of your RV. Cats that are licensed, vaccinated, and spayed or neutered are permitted outside without a leash as long as they do not become a nuisance. Pets must be supervised at all times. Pets found unsupervised may be impounded.
- Pets are not permitted on other guests' RV sites. All guests are required to clean up after their pets. Pegasus RV and Mobile Home Resort reserves the right to assess a \$25 per occurrence fee if you fail to clean up after your pets.
- Barking, excessive noise, or other pet behavior that disturbs other guests is not permitted. If such behavior continues after the second notice from management, you will be required to remove the pet from the RV Park within 24 hours after notice from management.
- Pets are not permitted to be tied or chained to trees or any other structure within the RV Park.
- You certify that your pet has not previously bitten or caused injury to any person. If your pet bites or otherwise injures any person or other pet at the RV Resort, you will be required to remove the pet from the RV Resort immediately and the pet will no longer be permitted on the premises.
- If your pet displays threatening or aggressive behavior which Pegasus RV and Mobile Home Resort, in its sole discretion, deems dangerous or problematic, you agree you will promptly leave the Resort upon request with no recourse against the Resort and no claim for reimbursement or compensation.
- You agree to indemnify, defend and hold harmless the RV Resort Property Owner, Pegasus RV and Mobile Home Resort, the Park, and their principals, members, shareholders, partners, directors, managers and employees from any and all claims, damages, losses, liabilities, costs and expenses arising out of or in connection with your pet residing or being located at the RV Resort.
- In its sole discretion, Pegasus RV and Mobile Home Resort can limit or restrict which pets are permitted at the RV Resort. Aggressive breeds of dogs are not permitted. Service dogs of any breed belonging to a guest are permitted, subject to proper documentation.
- Failure to strictly comply with these pet rules and regulations will constitute default of this Agreement. Failure to disclose and identify existence of your pets to management will constitute default of Agreement and Pegasus RV and Mobile Home Resort will be entitled to all remedies set forth herein.
- No guest, invitee, or visitor of a guest may camp or sleep outside in their cars.
- No more than one RV and one vehicle per rental space are allowed.
- No inoperable or unlicensed vehicles will be allowed to remain in the RV Resort. Guests shall not use or allow use of their rental space for major mechanical or long-term repairs.



Pegasus RV & Mobile Home Resort

10140 Business 77, Raymondville TX 78580

956-695-1488 | pegasusrvresort@yahoo.com

Resort Rules

- Resort and management will not accept mail delivered to the RV Resort for guests or RV occupants. Guests must obtain a post office box or have mail sent general delivery to the post office.
- Campfires are allowed in portable, covered fire pits only, and not on the grass. Please do not put ashes in any trash receptacle.
- Guest is not allowed to construct or place any outside storage units on the premises.
- These rules are for health, cleanliness, legality and welfare of all.
- Management reserves the right to evict or refuse service to any person or persons who break or disregard any rules without refund. Management reserves the right to refuse anyone. Management reserves the right to make changes to the rules, regulations and fees when necessary.