



CHINO VALLEY, ARIZONA • WOPICAN RANCH

TRAILER SLIP RENTAL AGREEMENT

Wopican Ranch • 3955 W. Ventura Ln, Chino Valley, AZ

Effective date: _____ Slip/space number: _____

1. Parties and Occupancy

Lessor	Wopican Ranch
Renter / Lessee	_____
Mailing address	_____
City / State / ZIP	_____
Phone / Email	_____
Adults / Children (ages)	_____ / _____
Pets (number / description)	_____

The rented space measures approximately 100 × 45 feet. Parking is limited to one vehicle within the assigned RV space. Requests for additional parking must be approved by ranch management before arrival.

2. RV / Trailer Information

RV type	☐ Camper ☐ Fifth wheel ☐ Motorhome ☐ Horse trailer ☐ Other: _____
Make / Model / Year	_____
VIN / Color	_____
License plate / State	_____
Driver license / State / Exp.	_____

Arrival requirement: RV holding tanks must be empty when entering the property. Management may verify this at check-in. The original agreement identifies a nearby dump option at ACE Hardware, 1395 N State Route 89, Chino Valley, AZ 86323; confirm availability independently before relying on it.

3. Rental Term and Payments

Check-in date	_____
Check-out date	_____
Rental fee for term	\$ _____
Reservation deposit	\$ _____



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(nonrefundable)*

Security deposit (refundable)* \$ _____

Remaining balance / due date \$ _____ / _____

Dump fee (if applicable) \$ _____

Rent is due at check-in unless a different due date is written above. Accepted payment methods: Zelle, Venmo, major credit cards (Visa, Mastercard, American Express), and cash.

*Any nonrefundable deposit and conditions for retaining a security deposit must be disclosed clearly and applied only as permitted by applicable law.

4. Ranch Rules and Guest Responsibilities

- Keep the assigned space clean and free of trash, pet waste, and debris. Use provided garbage containers and secure waste against wildlife.
- Quiet hours begin at 10:00 p.m. Avoid loud music, disruptive noise, fighting, public intoxication, or behavior that disturbs neighbors or other guests.
- Park the RV and permitted vehicle(s) entirely within the designated space.
- Do not use the space for unlawful activity or violate applicable laws or ranch rules.
- Do not sublet or transfer the space without prior written approval from ranch management.
- Respect other guests, neighboring properties, animals, and ranch facilities.
- Maximum allotted rental duration is two weeks, unless approved by management prior to arrival.

5. Pets

Pets require prior approval from ranch management at reservation. Approved pets must be leashed when walked on the property, supervised, and prevented from roaming, excessive barking, digging, biting, or damaging property. Owners must clean up after pets. Vaccination records may be requested. Management may withdraw pet approval for violations, subject to applicable law.

6. Late Payments, Violations, and Termination

The original agreement proposes a \$75 late fee beginning two days after the due date, plus \$5 for each additional late day until paid. Any late fees must be lawful, clearly disclosed, and agreed to by the parties. Management may issue a verbal warning followed by a written warning for rule violations; serious violations may warrant prompt action as allowed by law. Any termination, removal, deposit withholding, or other remedy must comply with applicable Arizona law and required notice or legal process.



CHINO VALLEY, ARIZONA • WOPICAN RANCH

7. Insurance and Responsibility

Renter is responsible for maintaining appropriate RV/trailer insurance throughout the rental term and providing proof before occupancy if required by management. Required minimum coverage (to be completed before signing):

Liability coverage	\$_____ per occurrence
Comprehensive / collision	\$_____

Renter agrees to be responsible for loss or damage caused by renter, occupants, guests, or approved pets, to the extent permitted by law. Any indemnification or defense obligation is subject to applicable law and does not excuse renter from liability that cannot lawfully be waived.

8. Governing Law and Entire Agreement

Arizona law governs this agreement. This document and any signed attachments contain the parties' agreement concerning the rental space. Changes must be in writing and signed by both parties. If one provision is unenforceable, the remaining provisions continue to the extent allowed by law.

9. Notices

Notices should be provided in writing by personal delivery, certified mail, or email where legally permitted. Parties should provide current contact details below. Statutory notice requirements, if any, control.

Wopican Ranch notice email	_____
Renter notice email	_____

10. Acknowledgment and Signatures

By signing, the parties acknowledge that they have read and understand the agreement and any attached ranch rules.

Wopican Ranch representative	Signature: _____	Date: _____
Printed name	_____	
Renter / Lessee	Signature: _____	Date: _____
Printed name	_____	



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Onsite Laundry Available for guests ONLY.

If you are looking for a convenient place to wash your laundry come see the office for keys and Wopican coins.

\$1.25 to wash

\$1.00 to dry

WOPICAN RANCH | CUSTOMER COMPLETION PAGE

This page is attached to and forms part of the preceding agreement. Complete the applicable fields and review all agreement terms before signing. Any fees or service choices must be confirmed by Wopican Ranch.

Renter full name

Phone number

Email address

RV or trailer description

Slip number

Arrival date

Departure date

Agreed rental fee

Additional occupants

Renter typed signature

Date signed

Typing a name is not a verified electronic signature. For legally reliable signing, print and hand-sign the agreement or use a trusted e-signature service. Return all pages together. Wopican Ranch must review and countersign where required.