

# Rocky Pointe Marina

23586 NW St Helens Rd  
 Portland, Or 97231  
 503-543-7003 office  
 503-543-5170 fax  
 office@rptmarina.com

SLIP # \_\_\_\_\_  
 Today's Date \_\_\_\_\_  
 Moorage Starts \_\_\_\_\_  
 Date Out \_\_\_\_\_

www.rptmarina.com

## BOAT MOORAGE RENTAL AGREEMENT

Driver's License # \_\_\_\_\_ Insurance Company \_\_\_\_\_ Policy # \_\_\_\_\_

Insurance agent \_\_\_\_\_ Phone # \_\_\_\_\_  
 Must have \$500K liability Insurance with RPM listed as "additional Interest"  
 \$300k on boats 24ft and under

Full Name of Tenant \_\_\_\_\_ Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Vehicle #1 Type \_\_\_\_\_ License Plate \_\_\_\_\_

City/State/Zip \_\_\_\_\_ Vehicle #2 Type \_\_\_\_\_ License Plate \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Emergency Contact: \_\_\_\_\_ Phone # \_\_\_\_\_

**VESSEL INFORMATION:** Boat Name (if any) \_\_\_\_\_ Pets(Y/N) must be leashed on marina property

OR Marina Board # \_\_\_\_\_ OR \_\_\_\_\_  
 Documentation # \_\_\_\_\_ Boat Make/Manufacturer \_\_\_\_\_ Boat Type (power, sail, pontoon, etc.) \_\_\_\_\_

Registered Length \_\_\_\_\_ Year \_\_\_\_\_ Gas-diesel-outboard-sail \_\_\_\_\_ Hull Material \_\_\_\_\_ Holding Tank? (Y/N) \_\_\_\_\_  
 Eng. Fuel-circle all \_\_\_\_\_

Dinghies/kayaks/small craft must be kept in the water and not stored on marina docks

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### To be completed by Rocky Pointe Office

\$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

Current Moorage Charges Security Deposit/ last mo. rent

\$ \_\_\_\_\_ \$ \_\_\_\_\_ Misc Other \$ \_\_\_\_\_  
 Dock Box Rental Trailer

Trailer Tag# \_\_\_\_\_ Park Tag# \_\_\_\_\_ Gate Code# \_\_\_\_\_

1 parking tag per boat slip tenant

Guests and additional cars must get guest pass and display on dashboard  
 In the upper marina guests and extra cars must park in guest parking lot

TOTAL INITIAL PAYMENT \$ \_\_\_\_\_

### Moorage Fees: Effective 2-1-2021

NFS Checks	\$35.00	Boathouse to 24'w	\$375.00/mo	43' Open Slip	\$200.00/mo
Extra Vehicle	\$30.00/mo	House Boats (30' min.)	\$22.80 ft	Patio Slip	\$220.00/mo
Late Rent	\$25.00	Open Moorage-side	\$6.25/ft OAL	41' Open Slip	\$200.00/mo
Marina Labor	\$85.00/hr	Boat trailer	\$25 to \$40/mo	40' Open Slip	\$185.00/mo
Tug & operator	\$150.00/hr	Boat W/Trailer	\$50.00/mo	36' Open Slip	\$175.00/mo
Launch Ramp	\$ n/c	30' Covered Slip	\$200.00/mo		
Parking ID Tag	\$ 5.00	43' Covered Slip	\$305.00/mo		

**Terms and conditions:**

Customer shall maintain a boat insurance policy with liability and property-damage insurance covering the Boat with liability limits of at least \$500,000 (\$300,000 on boats 20ft or less) to ensure performance by Customer of all of the exemption, waiver, hold harmless, and indemnity provisions contained in this Agreement, including claims involving premises liability or marina's negligence and/or other fault. Customer agrees not to occupy the boat slip until an insurance certificate and signed Dock Agreement have been provided to Rocky Pointe Marina Portland LLC. Customer shall indemnify, defend, and hold harmless Rocky Pointe Marina from any and all costs, expenses (including attorneys' fees), damages, judgments, and settlements, and against all claims, demands, loss, and law suits for damages to property, injury or loss of life resulting or arising from Customer's acts or omissions including the use of the Boat or other property. Customer hereby releases and agrees to indemnify and hold harmless Rocky Pointe Marina Portland LLC for any and all liability for personal injury, loss of life, and property damage — (1) arising out of the ordinary negligence of Rocky Pointe Marina Portland LLC, its employees and agents related to the premises or the use of storage space; (2) in connection with the Customer's boat, motor, and accessories while on the premises; (3) for loss or damage to the Customer's boat, motor, and accessories or contents thereof, due to fire, theft, vandalism, collision, marina equipment failure, windstorm, rain, snow, ice, hurricane, or other casualty loss. Customer waives any right or claim against Rocky Pointe Marina Portland LLC for damage sustained by Customer which is covered under any insurance policy, and Customer shall cause its insurance carriers to waive their respective rights of subrogation with respect to the same.

\*Rent is due on the first and late after the close of business on the 8<sup>th</sup> of each month. \$25.00 late fee will be applied to all past due accounts.

\*\$35.00 fee will be applied to all checks returned by the bank as "Insufficient Funds".

\*Slip rental is month to month, from the first day of the month until the last day of the month. A 30 day notice is required by either the tenant or landlord to vacate the slip, with no pro-ration of fees if slip is vacated prior to the end of a calendar month.

WITNESSETH: In consideration of tenant's payment of rent and Landlord's renting of moorage space, Landlords and Tenant agree to the following terms and conditions:

TENANT, BY EXECUTING THIS RENTAL AGREEMENT, ACKNOWLEDGES THAT TENANT HAS RECEIVED AN EXECUTED COPY OF THIS AGREEMENT, A COPY OF THE SAFETY RULES AND ENVIRONMENTAL REGULATIONS, CODES AND COVENANTS, AND THAT THE TENANT HAD READ, UNDERSTANDS AND AGREES TO THE TERMS OF THIS RENTAL AGREEMENT AND THE SAFETY RULES AND ENVIORNMENTAL REGULATION AND CODES AND COVENANTS OF ROCKY POINTE MARINA LOCATED AT 23586 NW ST. HELENS ROAD, PORTLAND, OREGON, 97231. THESE RULES AND REGULATIONS MAY BE MODIFIED FROM TIME TO TIME IN ACCORDANCE WITH OREGON LAW.

Landlord can this terminate this agreement with or without cause with a 30 day written notice

ACCEPTED: \_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

## Rocky Pointe Marina Boat Slip Tenant Check –in Information

Before a boat can come into a slip we need

1- 500k Liability insurance (\$300k on boats under 24'). Rocky Pointe Marina needs to be listed as "additional interest" on the policy. Your insurance broker can email or fax to us. [office@rpmarina.com](mailto:office@rpmarina.com) or fax: 503-543-5170.

2- Rental agreement completed and signed\*

3- Rules and Regulations read and signed\*

4- First month and last month's rent money, plus a \$5 for a parking tag (only 1 allowed for boats). We accept cash, checks and credit cards (Visa and MasterCard). You can rent a dock box for \$10 per month.

\*these documents are online and can be returned electronically

### When the above is complete we will

- Issue a unique gate access code
- Provide a vehicle parking tag
- You are now able to occupy your slip

### What to expect

- There is a 30amp outlet and power meter at each slip. We read the meter each month before the 20<sup>th</sup> and add your usage to your monthly bill. We mail out bills on the 20<sup>th</sup> of each month. Your rent is due on the first of the month but we allow until 11:59pm on the 8<sup>th</sup> as a grace period. Rent not paid by the 8<sup>th</sup> will be assessed a \$25 late fee. We can keep your credit card on file if you wish and we will process the first business day of the month. (you will still get a statement sent to you which will indicate how much we will be processing) There is a drop box at the office to leave payments or you may choose to mail your payment or call us each month with a credit card. If you have your banks send auto payments, please schedule payment due as the first of the month and not the 8<sup>th</sup> of the month.
- The water faucets are every 2-3 slips and are shared.
- Restrooms are open 24/7 most of the year 9 months of the year. The marina office restroom closes at 5pm daily but there is a big restroom in the upper marina halfway down the dock on the inside. During the winter we close some restrooms to avoid freezing.
- Fuel discount. RPM tenants get .40cents off per gallon on fuel with credit card or .50cents off with cash or check. Let our staff at the fuel dock know you are a tenant to get your discount.
- The pump out is located in the middle marina on the upriver end of the inside dock. It is always open.
- New boat slip tenants get their 7<sup>th</sup> month free.
- Short term/seasonal moorage typically not provided- 3 month minimum

**. You can spend up to 6 nights per month on your boat in the marina- no liveaboards**

### Parking/Guests

- All vehicles must display a parking permit. Boat slip renters receive 1 tag to hang from the rear view mirror. If you have guests or a different car you need to display a guest pass on the dashboard. These are self-serve and located on the front porch of the clubhouse. Guests in the upper parking MUST park in the guest lot located approximately 200ft inside the entrance gate.

**A 30 day Notice to Leave** is required before you are no longer responsible for moorage payments. We have no problem extending the 30 days after you have given notice like when you are selling your boat and it takes longer. You cannot transfer any of your slip rent to a new buyer. They must complete their own rental agreement and we will refund you the balance