

## **COTTAGE RENTAL AGREEMENT**

**73475 Aviator Lane, (Bluewater)Zurich, Ontario, N0M 2T0**

### **Contact Information:**

Liz & Steve Bujaki -

Steve's cell - (519) – 466 – 0092

Liz's cell - (519) - 402-0521

Mailing address: 508 Hedden Court, Sarnia, On., N7S 6L8

### **TERMS and CONDITIONS:**

The owners of the cottage assume no responsibility and accept no liability for any act, neglect or default on the part of the owners for any loss, theft, damage, expense, accident, personal injury or death to the vacationer or any of their guests during rental period. This includes any person who uses recreational equipment that may be on or about the property.

The property is rented as is. The owners give no warranty whatsoever as to the state of the property. Any information given about the cottage will be done so in good faith.

### **RENT:**

<b>Rates</b>	<b>High Season (May to Labour Day Weekend in Sept.)</b>	<b>Mid-Season (Sept., Oct., April)</b>	<b>Off Season (Nov. to March)</b>
<b>Nightly</b>	<b>\$325/night</b>	<b>\$275</b>	<b>\$200</b>
<b>Weekly</b>	<b>\$2175</b>	<b>\$1825</b>	<b>\$1300</b>

- Rates in Canadian funds
- All prices subject to HST

### **Additional Information:**

<b>Check-in</b>	<b>3:00 p.m.</b>
<b>Check-out</b>	<b>11:00 a.m.</b>
<b>Security Deposit</b>	<b>\$1000</b> at time of booking paid by credit card. The rent is to be paid in full 30 days prior to occupancy. <ul style="list-style-type: none"><li>• Security deposit will be refunded in full within 7 days of check-out</li></ul>
<b>Cancellation policy</b>	100% refund 60 days before check-in 50% refund 30 days before check-in
<b>Cleaning Fee</b>	<b>\$500</b> will be deducted from the security deposit if the property is not left in the same condition as when originally occupied.

**The renter shall pay a security deposit of \$1000 credit card or e-transfer at time of booking. The rent will be paid in full 30 days prior to occupancy.**

Reservations may be cancelled with written notice (email) 60 days in advance of the specified rental date for a 100% refund on the security deposit. 30 day notice 50% refund on the security deposit. Failure to cancel in the appropriate time will forfeited the deposit in full.

The number of people occupying the property shall **NOT EXCEED 8**. 4 adults and 4 children sleep comfortably. If the Renter would like additional people, it is with the owner's permission and there will be \$50 fee per person per night.

Renters agree to keep the property and all furniture, fixtures and effects in or about the property in the same state of repair and condition as at the commencement of the rental. Renters agree to report to the owner's details of any damage done to the property, furniture, fixtures and effects. Any damage done to the property, the renter's credit card will be charged to cover such damage.

The renter shall advise the owners immediately of any problems with the property. Should the renter have any cause for complaint, they must advise the owners immediately to avoid any conflict which may result is loss of enjoyment or dispute over rental charges.

In the event that any unreasonable rowdiness or noise occurs such that leads to repeated complaints by neighbours, the vacationer agrees to forfeit their rental and the balance of the rent and vacate the property immediately

Renters agree to respect the neighbours, their property and enjoyment of their peace and quiet.

Renters agree to vacate the property at the end of the rental and to leave it in a clean and tidy condition. **A \$500 cleaning fee** will be deducted from the security deposit if the property is not left in the same condition as originally occupied.

Garbage needs to be put in the garage hamper under the stairs and locked at all times to avoid raccoon problems. Garbage tags will be available for disposal of garbage. Garbage & recycle pickup is on Monday. Garbage & Recycle bags need to be taken up to the intersection of Aviator Lane and Sunset Cove Rds. It can be placed beside the Aviator Lane street sign.

Renters agree to charge all long-distance telephone calls to either your cell, home phone or a credit card. Please note London is NOT long distance from the cottage, but Sarnia is. Any phone charges will be charged back to the renter.

Renters agree that **NO PETS** are allowed.

Inside the cottage is **SMOKE FREE**. Any smoking done inside will lead to a \$500 deduction from the security deposit. Smoking should be done outside only, ashtrays will be provided. Please do not leave butts scattered about.

Full Names: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal code: \_\_\_\_\_

Telephone Numbers: \_\_\_\_\_

\_\_\_\_\_

Check in Date (3:00 p.m.): \_\_\_\_\_

Check out Date (11:00 a.m.): \_\_\_\_\_

# of guests: Adults \_\_\_\_\_ Children \_\_\_\_\_

Total Rent Payable: \$ \_\_\_\_\_

Deposit due upon booking: \$ \_\_\_\_\_

Balance due 30 days upon arrival: \$ \_\_\_\_\_

Security/Damage Deposit: \$ \_\_\_\_\_

Due upon booking, refundable after inspection

I/we have read and agree to all of the terms and conditions relating to the rental of 73475 Aviator Lane,  
Township of Bluewater.

Signature of Renters: \_\_\_\_\_

Dated: \_\_\_\_\_

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***IMPORTANT INFORMATION FOR RENTERS  
(KEEP THIS NOTICE HANDY)***

1. Firewood is supplied and included
2. Linens are provided for all beds
3. Towels are provided
4. Dishes, pots and pans are all provided.
5. Microwave, dishwasher, stove, refrigerator, washer and dryer are all provided
6. Hot tub is operational, but must be turned on to heat (panel under hot tub)
7. Garage is not included in rental.
8. Beach access by following the road down.
9. If you have concerns about the Municipal water, use bottled water
10. Cottage has AC.
11. VCR and DVD players included. Satellite TV is available. Movies **cannot** be rented from the satellite.
12. WIFI is available
13. BBQ is natural gas.