

Prospect Lake Cottages

9-75 First Street, Suite 317, Orangeville, Ontario L9W 5B6
Phone: 416-886-7340 • Fax: 519-941-9363 • email: b_murdoch@msn.com

Weekly Rental Agreement

Date: _____

Name: _____

Mail Address: _____

Home Phone: _____

Cell Phone: _____

email: _____

1. The term of this agreement shall be as follows

Accommodation begins _____ **after 3:00 pm.**

Accommodation ends _____ **at 10:30 am sharp.**

Housekeeping will arrive at 10:30 am to inspect and/or clean the cottages.

2. The rent shall be \$ _____ Payable to **Brenda & Wayne Murdoch**
(all taxes included) by CHEQUE, CASH, OR MONEY ORDER.

If you wish to pay by regular cheque, the cheque must be made payable for 30 days before the start of your holiday to allow time to clear the bank. Any payments after this time period must be made by certified cheque or money order.

Confirmation of Acceptance and Deposit

- (1) A deposit (the "Deposit") in the amount of fifty percent (50%) of the total amount of the Rental Rate payable for the Rental Period shall be made payable to **B&W Murdoch**. And sent within seven (7) days of booking.

- (2) The balance of the Rental Rate shall be payable thirty (30) days prior to the Arrival Date and made payable as described for the Deposit and mailed to Prospect Lake Cottages. In the event this Application is submitted less than thirty (30) days prior to the Arrival Date, the Deposit shall be the full amount of rent payable for the Rental Period.

Security Deposit

A security deposit (the "Security Deposit") in the amount of \$500.00 is payable to **B&W Murdoch** with the balance of the rental fee (30) days prior to occupancy. The Security Deposit shall be held by Prospect Lake Cottages for the observance and due performance by the Renter of the terms and conditions of this Agreement. Save and except for deductions made in accordance with the terms of this Agreement, the Security Deposit shall be returned to the Renter by regular mail within fifteen (15) days following the Departure Date. In the event the deductions to the Security Deposit hereunder exceed the amount of the Security Deposit, the Renter shall remit forthwith the balance of the deductions by cheque payable to **Brenda & Wayne Murdoch** at the address set out above.

3. There will be _____ person(s) (MAXIMUM 16 PEOPLE) occupying the rental premises and their names are as follows:

- | | |
|----------|-----------|
| 1. _____ | 9. _____ |
| 2. _____ | 10. _____ |
| 3. _____ | 11. _____ |
| 4. _____ | 12. _____ |
| 5. _____ | 13. _____ |
| 6. _____ | 14. _____ |
| 7. _____ | 15. _____ |
| 8. _____ | 16. _____ |

4. **EXCEPT FOR THE CASUAL DAY VISITORS, NO OTHER PERSONS SHALL OCCUPY THE PREMISES WITHOUT PRIOR CONSENT OF B&W Murdoch.**
5. **B&W Murdoch** acknowledges receipt from the Tenant of the \$500 as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement.
6. **B&W Murdoch** may claim only the amount reasonably necessary to repair damages to the premises caused by the misconduct of the Tenant, or to remedy any other default by the Tenant under provisions of the agreement.
7. **B&W Murdoch** shall give 24 hours notice of his/her intent to enter the Tenant's premises during reasonable hours. Such notice need not be given in the event of an emergency or if **B&W Murdoch** suspect Tenants are abusing, damaging or using the premise for illegal activities, or housing people not agreed to in this contract.
8. **B&W Murdoch** accepts no liability for personal injuries, sickness, or death, loss or damage, however caused during or after the time of occupancy, negligence, illegal use of equipment, not adhering to all safety or fire regulations by the Tenant or their Guests.
9. The Tenant agrees to comply with all the requirements as set out in this contract and will use the cottage and its facilities in accordance with the booking agreement and the household rules. The Tenant accepts full responsibility for the use of the cottage and any recreational equipment.

Signature of Renter: _____

TENANTS RESPONSIBILITY

Please initial beside each paragraph, indicating that you have read and understood the terms of the rental agreement.

The Cottage:

Please remember that this property is someone else's private vacation home and treat it and the surrounding neighborhood accordingly. Do not trespass on neighboring property. Please treat the cottage and neighbors with respect and courtesy as you would in your own home. Any complaints by neighbors will result in the immediate termination of your rental without refund and your security deposit will not be returned.

Inspection:

Please inspect both cottages upon your arrival for any damages due to wear & tear or otherwise and overall cleanliness and appearance. Please notify B&W Murdoch 416-886-7340 immediately to report any damages or other concerns.

Housekeeping:

We expect you to leave the property (inside and outside) in the same condition as you found it. We have supplied cleaning equipment and supplies to make your task as easy as possible. All garbage must be removed upon your departure. A housekeeping checklist will be emailed to you and also supplied at the cottage. The cottages will be inspected by housekeeping upon your departure. If cleaning is required, then the full housekeeping charges plus \$100 will be deducted from your deposit.

If you like, you can contact Karen Woodstra 705-644-9948 or classicclean@sympatico.ca to arrange for the cottages to be cleaned upon your departure at your expense (approx \$120). A minimum of 2 weeks notice is required.

Pets:

If you are bringing a pet there will be an extra \$50 charge per pet. Only 2 dogs or 2 cats allowed at one time. Pets allowed in Small cottage only. You will need to pick up after your pet, Take care of your pet, Never leave your pet alone for extended periods of time, Always have your pet leashed, Insure your pet does no damage to our cottage.

Also, and most importantly, our neighbors have dogs and cats of their own so it is essential that your pets play nice with other pets. Any complaints by neighbors will result in the immediate termination of your rental without refund and your security deposit will not be returned.

Neighbors:

We ask that you respect the privacy and right to enjoyment of our neighbors during your stay. The area has a mix of cottage and permanent residents. Excessive noise before 9:00 am or after 10:00 pm is not acceptable. You can expect municipal noise bylaws to be enforced. If circumstances warrant it, your rental can be terminated without refund. Please observe norms of good conduct. Any complaints by neighbors will result in the immediate termination of your rental without refund and your security deposit will not be returned.

PARKING:

ONLY 5 OR 6 CARS CAN HOLD ON THE DRIVEWAY. **DO NOT PARK ON THE GRASS IN FRONT OF THE COTTAGES OR BY THE DOCKS IN FRONT.** EXTRA PARKING IS NEAR THE BEACH BY THE GARBAGE OR BY THE BOAT DOCK JUST DOWN FROM THE COTTAGE. Any complaints by neighbors will result in the immediate termination of your rental without refund and your security deposit will not be returned.

Smoking Policy:

Absolutely NO SMOKING inside the cottages or garage. If smoking is detected inside, your rental will be terminated and your security deposit will NOT be refunded.

Telephone Usage:

All telephones in cottages have long distance blocks so local calls only. If you need to make a long distance call, a calling card with an 800 access number will be required or cell phone.

Keys:

Any loss of keys will result in a \$100 charge taken from your deposit.

Whether you are a seasoned cottager or experiencing cottage life for the first time we hope you enjoy your stay with us. We make every effort to ensure that all equipment is in good working order. In the event of a breakdown, we will strive to repair it as soon as possible after being notified of a problem. Emergency phone numbers are located by the phones and also in the cottage handbook. We cannot guarantee that watercraft, televisions, appliances, etc. will not break down during your stay and therefore, no refunds or adjustments will be made for mechanical failure.

This document is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable. All cheques should be made payable to **Brenda & Wayne Murdoch.**

Signature of Renter: _____

Date: _____