

AINSLIE POINT COTTAGE

8805 AINSLIE POINT ROAD, PENDER ISLAND B.C. V0N2M3, CANADA
Email: alightbody@shaw.ca Website: ainsliepointcottage.com

Phone: 250-629-3008

Text/Cell: 604-760-6877

RENTAL AGREEMENT BETWEEN

NAME: _____

ADDRESS: _____

TELEPHONE: _____ CELL: _____

EMAIL: _____

The "RENTER"
AND
Alma Lightbody & Mack Foster, "THE OWNERS"

GENERAL:

Alma Lightbody & Mack Foster are the registered owners of : "AINSLIE POINT COTTAGE", 8805 Ainslie Point Road, Pender Island, B.C., Canada, the "PROPERTY". The OWNERS have agreed to rent the PROPERTY on the terms and conditions outlined hereinafter, to the RENTER who wishes to rent the PROPERTY on the terms and conditions outlined hereinafter

PAYMENT:

The RENT for the PROPERTY is quoted in **Canadian \$** as per our website.

Check in is: **4pm** and checkout is: **11:00am**

Exceptions can be discussed and accommodated where possible.

Bookings through VRBO and HOMEAWAY will be handled through ONLINE BOOKING.

Bookings other than VRBO and HOMEAWAY can be discussed with the owners via telephone or email.

BOOKING CONFIRMATION:

The booking will be confirmed upon receipt from the RENTER of a signed RENTAL AGREEMENT, a commitment via VRBO / HOMEAWAY or a verbal commitment with the OWNER.

CANCELLATION of less than 30 days is subject to full payment unless another renter is available, then only a \$25 processing fee is withheld. If the OWNER is unable to confirm or has to cancel a confirmed booking prior to the commencement of the Rental Period all amounts paid by the RENTER shall be refunded in the full to the RENTER, and this agreement is deemed to be null and void.

RENTER'S OBLIGATIONS:

The RENTER agrees to:

- vacate the PROPERTY on the agreed to date and time
- be respectful and responsible for the cottage and it's surroundings and leave it tidy as per the cottage 'house rules' supplied in the cottage.
- be responsible for any damages, breakage, missing items, loss or injury caused by the RENTER or any member of the Renter's party, including pets.
- to behave in a proper and responsible manner and will not create a nuisance to occupants of neighbouring properties. The cottage is in a residential location and loud and late night noise is not permitted.
- agrees to indemnify and save harmless the OWNERS from all expense, claims, losses, actions, damages or liabilities of any description which may in any way relate to or arise from the use of the PROPERTY by the RENTER where RENTER is responsible.
- Not, without permission of the OWNERS, permit or allow any persons to stay overnight at the PROPERTY
- shall abide by and act in accordance with all instructions laid out in the cottage, such as safety, water conservation, composting, recycling etc.

OWNER'S OBLIGATIONS AND RIGHTS:

If the PROPERTY becomes uninhabitable for any reason other than as a result of an act by the RENTER, the RENTER will be entitled to a full refund of the rent. The OWNERS will endeavour to find alternative accommodation, but will not be liable to the RENTER in any way, other than as outlined in this paragraph.

If in the opinion of the OWNERS, the conduct or behaviour of the RENTER is in breach of the terms of this Agreement, the OWNERS may, without notice, evict the RENTER, and in the event that the RENTER is evicted pursuant to the terms of the Agreement, all rental monies will be forfeited.

RESTRICTIONS:

- smoking is NOT allowed inside the cottage. When smoking outside, safety cautions regarding disposal is a high priority due to fire restrictions.
- Please ask regarding pets. Only one dog is allowed and must be kept under control. No other types of pets are allowed
- Small children are a safety issue- please discuss due to steep terrain
- maximum occupancy is 4
- The rowboat, canoe and crab trap are the responsibility of the user. All amenities are used at the risk of the RENTER and the OWNERS will not be liable nor accept responsibility therefor.

Signed and dated at _____ this _____ day of _____, 20__

Signature of RENTER _____

Signed and dated at _____ this _____ day of _____, 20__

Signature of OWNER _____