

R&R Rental Agreement

This is a legally binding contract. If not fully understood, we recommend consulting an attorney before signing.

Please read and accept the terms below and mail it, along with the security deposit, rental deposit and rental balance, to:

Ryan Patrick 380 Browns Line, Unit B Etobicoke, ON. M8W 3T7

Tenant Name: _____

Address: _____ City: _____ Prov: _____ Postal: _____

Home Ph.: _____ Work Ph.: _____

Cell Tel.: _____ E-mail: _____

Car Make & Model: _____ Second Vehicle: _____

This Rental Agreement is entered into on the _____ of the month of _____, 20__ by and between _____, "Tenant", whether one or more, and Ryan Patrick "Owners" of the premises cover the property at **74721 Elm Cres.** Bayfield, Ontario. Tenant agrees to rent the subject property with occupancy to begin no earlier than 4:00 p.m. on _____, 20__ and to terminate by 10:00 a.m. on _____, 20__. Tenant is responsible for the full term of this agreement unless otherwise provided herein. Without Owners' written approval, premises may only be occupied by those listed below.

Number of guest to occupy the premises will be: _____

The following people will occupy the premises:

If there is more than one (1) Tenant. Tenants acknowledges that the following person is the one who the Owners may deal with:

Rental Amount and Term. The agreed upon rental is as follows: \$_____ for _____ Nights.

- 1. Rental Period:**
- 2. Total Rental Amount:**
- 3. Taxes (GST):**
- 4. Advance Payment Due:**
- 5. Balance Due Prior to Occupancy:**
- 6. Security/Damage Deposit: A cheque in the amount of \$500 is required as a security deposit.**

Cleaning Fee. If the cottage is not properly cleaned or left in a sub standard state, a charge of \$100 will be taken from the security/damage deposit cheque. A third party cottage cleaning and maintenance company will decide the additional cleaning charge. It is understood that when the contract is signed the tenant will abide by the judgment of this company and their professional ability to evaluate the cottage after rental.

ADVANCE RENT PAYMENT. The amount specified as the advance payment sum set forth herein, which includes one-half (1/2) of the gross rental rate and full amount of GST, and this signed lease agreement must be returned to Owner within 7 days after the same has been forwarded to you or the reservation will be automatically canceled without notice.

BALANCE DUE, and security deposit must be received by Owners Thirty (30) days prior to arrival and may be paid by personal cheque, money order, cashier's check. A \$25.00 handling fee will be charged for all returned checks. For reservations made less than 30 days from check in, all funds or BALANCE, as shown are immediately due. **ALL RESERVATIONS MUST BE PAID IN FULL PRIOR TO CHECK IN. A RENTAL AGREEMENT MUST BE SIGNED PRIOR TO CHECK IN.**

1. **Keys. One (1) key will be provided to the tenant either by mail or by lock-box at the cottage site.** Tenants acknowledge and agree to reimburse Owners the sum of \$100.00 if key is lost.

2. **Rules.** Tenant agrees to abide by the rules and regulations governing the property. Owners assume no responsibility for any loss or injury suffered by Tenant or any of Tenant's authorized or unauthorized guests.

3. **NO SMOKING.** Any violation of this provision will be considered a breach of contract, tenancy will be immediately terminated and all deposits and rental monies forfeited.

THIS IS A NON-SMOKING RENTAL

4. **Appliance malfunctions** or service requests will be responded to as quickly as possible. There are no refunds issued to Tenants for any reason as every good faith and effort is made to insure the property is maintained to highest standards. **If a problem arises, Tenant agrees to contact the Owner directly.**

5. **Cancellation.** Tenant must notify the Owners no later than 30 days prior to occupancy of intent to cancel this agreement. Notification must be in writing. No refunds of rents paid will be made **UNLESS** the canceled period is re-rented and confirmed. If the rental is not re-rented, all rents paid, processing fees and taxes shall be forfeited as damages. If the canceled period is re-rented, any rent and taxes paid will be refunded less a \$50 administrative fee.

6. **Faxed Copies.** It is acknowledged and agreed that signed faxed copies of this agreement will be used as originals.

7. **Property Condition.** Tenant shall return property in the same condition as received, normal wear and tear excepted. Owners shall have the rental inspected and shall notify Tenant within 10 days from vacating rental if Owners intends to impose a claim on deposit.

8. **Abandoned Articles.** Owners shall have no responsibility for lost, stolen or abandoned items.

9. **Quiet time curfew.** Set and enforced by the municipality for 11:00 p.m. of which the tenant agrees to abide by.

10. **Pet.** Well-behaved pets (dog or cat), which do not shed, may be allowed at the cottage. Please enquire for more details regarding this. A letter of reference may be required.

TENANT: _____ **DATE:** _____

OWNER: _____ **DATE:** _____

*Please note you will also need to bring your own towels and bed linens.