

Cottage Rental Agreement – Vacationer Renter

Full Name: _____

Address: _____ City: _____

Province/State: _____ Postal Code: _____ - _____

Telephone Numbers: _____ Email: _____ License Plate Number: _____

Occupying Cottage # _____ #Adults _____ #Pets _____ From _____ To _____

1. Upon payment of the deposit by the Renter it is acceptance of the booking by GoodView Cottages,
2. The Renter becomes liable for the balance of the rent for the full period of the rental
3. The renter shall pay for bookings of any rental:
 - A) on making application for such rental, a deposit of half of the rent;
 - B) no later 10days after the email confirmation,
 - C) **THE BALANCE OF THE RENT IS DUE 21 DAYS BEFORE ARRIVAL.**

4. GoodView Cottages is entitled to treat the booking of any renter as cancelled in the event that:

- A) the renter gives written notification of cancellation to us;
- B) the renter fails to pay the balance of rent by the time specified in 3(b) and in the event that the booking is so cancelled after 1 June* GoodView Cottages may, without being obliged to do so, Endeavour to rebook the property for the period concerned or for part of that period. If the property cannot be rebooked at all, then all monies paid by the renter will be forfeited. If rebooking for the full period can be arranged, GoodView Cottages will refund all money paid less a handling charge. If only a portion of the period can be rebooked, GoodView Cottages will refund a proportional amount of all money paid less its handling charge.

Cancellation prior 31 May Refund minus \$100.00

***Cancellation after 1 June deposit minus \$150.00**

will be held and used for a future reservation up to 1 yr.

5. GoodView Cottages will handle each application as quickly as possible, but is not in a position to ensure the acceptance of any particular application.

- a) That the number of people occupying the property shall not exceed the number stated in the rental Application form / reservation site that was submitted and accepted.
- b) To keep the property and all furniture, fixtures, fittings and effects in or about the property in the same state of repair and condition as at the commencement of the Rental.
- c) To replace any part of the property or the furniture, fixtures, fittings and effects Damaged or destroyed with similar articles of at least equal value or if the owner requires, pay to the owner the value of such part of the property destroyed or damaged.
- d) To vacate the property at the end of the rental and to leave it in a clean and tidy condition.
- e) To report to GoodView immediately details of any damage done to the property or any of furniture, Fixtures, fittings and effects.
- f) Number of visitors cannot exceed 4 people and has to be registered and approved 24h before arrival. Visitors have to be accompanied at all time by the renter.
- g) Only 1 motorized vehicle per cottage is allowed, Parking for Visitor's vehicle has to be arranged 24h prior to their arrival.
- h) Vehicle has to be park in designated and assign area only (parking on grass is strictly forbidden)
- i) Renter has to inform any visitor to oblige to this rental agreement
- j) The Renter is responsible for all cottage consumables after initial supplies are depleted (for example: dish washing soap, hand soap, toilet paper, etc...)
- k) The tenant is solely responsible for all damages or costs incurred regardless of the identity of the person on the property causing the damage and / or expense and regardless of how or why these damages or costs were incurred.

7. The renter shall advise GoodView Cottages immediately of any problems or deficiencies with the property. Should the renter have any cause for complaint in relation to the property, he must immediately advise GoodView Cottages. GoodView Cottages does not undertake to carry out an investigation of any such complaint unless there is reasonable time for such an investigation to take place before the end of the period of the Rental.

8. GoodView Cottages shall be entitled to collect from the renter a returnable deposit as security for the observance by the Renter of his undertaking and of the conditions of the Rental. GoodView Cottages reserves the right to be the final arbiter in any damage claims made by the owner and determine the amount of any full or partial payment to the owner made from this deposit.

9. The damage deposit shall be returned, in the form of a cash, after the renter has departed from the property and the owner (or his representative) has had an opportunity to inspect it for any damage.

10. The owner, his representative and / or personnel from GoodView Cottages, shall be allowed access to the property at any reasonable time during the rental.

11. The renter agrees to abide by any reasonable property rules posted by the owner at the property. If the renter's standard of behavior is such that it leads to repeated complaints by others or owners, the renter agrees to forfeit his rental and the balance of the rent and to vacate the property forthwith.

12. The renter is hereby notified that a consumer report containing credit and / or personal information may be referred to in connection with this transaction for stays of more than 3 weeks.

13. GoodView Cottages shall not be responsible for any personal injury or loss, however caused, which shall be sustained by the renter or any other persons who may be on or about the demised premises, or by the renter or any other person who uses any recreational equipment that may be on or about the property. All risks of any such injury or loss shall be the sole responsibility of the renter.

IMPORTANT INFORMATION TO COTTAGE RENTER

1. It is the renter's responsibility to either clean the property to the same standard it was on arrival, or arrange and pay for a cleaning by a commercial service to be completed before your departure.

2. If the property is not properly cleaned, a proportional amount will be taken from your damage deposit.

3. Please remove all food items from the refrigerator. Dispose all your garbage.

4. At or before arrival you will receive a door access code to be used during your stay.

5. Abide by the rules of the cottages; do not bring pets unless you have received permission from us ahead of time. Any smoking should be done outside the cottage, on the deck or beach for example. Do not leave cigarette butts.

6. Your deposit will be returned after we have inspected the property and certified all is in order.

Goodview Cottages is a seasonal business and therefore it is essential that your reservation be honored. Of course, circumstances beyond a person's control may require a change in scheduled travel plans and we understand this. However, once the season begins it can be difficult to fill a vacancy. Most travelers arriving on the island are pre-booked for lodging. With the results that there is a small percentage of transients seeking accommodations. Once a reservation is made and secured with a deposit, it is a guaranteed reservation.

I/we hereby state that the above information is correct and that

I have read and agree to the Terms and Conditions and Emergency dialing limitations (E911 Disclaimer)

Signature: _____

Date: _____