

Lakehouse105 Rental Agreement

TO:
Natalie Rioux
Lakehouse 105
Box 143
St. Pierre-Jolys, MB R0A 1V0

FROM: _____ (the "Renter")

Rental Period (the Rental Period)

Arrival Date: _____
(Saturday)

Departure Date: _____
(Saturday)

Renters' Full Legal Name:
and address

Home Phone: _____

Mobile Phone # _____

Email Address: _____

Please Supply Government Issued Photo ID

Number of Guests including Renter: _____

Name of Guests:

1. _____

4. _____

2. _____

5. _____

3. _____

6. _____



Rental Contract

THE RENTER HERBY applies to rent from the Owner of Lakehouse105 (Natalie Rioux) the following Property _____ (Lakehouse, Kozy Kabin, Bear Den) located at Lot One Chicago Point Road (second driveway to the left) in Perrault Falls, Ontario subject to the following

TERMS AND CONDITIONS:

Confirmation of Acceptance and Deposit

1. The agreement fully completed and signed along with photo ID must be emailed to Lakehouse 105, fish@lakehouse105.ca
2. The deposit (the "Deposit") in the amount of **50% of full rental amount** is payable upon booking. The balance of the rental amount shall be payable upon check-in.
3. You will receive confirmation of acceptance when you send the paperwork and deposit.
4. In the event this Application is submitted less than seven (7) days prior to the Arrival Date, the Deposit shall be the full amount of rent payable for the rental period.

Security Deposit:

Lakehouse105 requires a **\$500** security deposit paid with balance of the rental rate (7) days prior to the Arrival Date. The Security Deposit shall be held by the Owner for the observance and due performance by the Renter of the terms and conditions of this Agreement. Damage or cleaning issues with the cottage, if applicable will be discussed with the Renter the week following departure. An invoice totaling damages / cleaning will be sent to the Renter and paid by the Renter. The security deposit (in full or in part) will be refunded to the Renter within 7 days of departure date.

Rental Period:

The rental period (the "Rental Period") shall be the period commencing on the Arrival Date and ending on the Departure Date, unless terminated in accordance with the provisions of this Agreement. In the event of early departure by the Renter, the rental rate shall not abate or be pro-rated.

Check In and Check Out:

The Renter shall check in no earlier than **2:00pm on the arrival date (Saturday)** and check out no later than **8:00am on the departure date (Saturday)**.

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Keypad Locks:

The Owner will provide the Renter with a code for the keypad locks for the Property at the time of arrival on the arrival date. The code may be used by the Renter and the Renter's guests to access the Property during the rental period. The Renter shall ensure that all doors to the Property are locked at all times during the rental period when no one is present at the Property. The Owner is not responsible for any lost/missing/stolen items.

Number of Guests at Property:

The number of overnight guests at the Property on any night during the rental period shall not exceed the number of overnight guests disclosed above in this agreement at any time. In the event the number of overnight guest at the Property exceeds the said maximum number, the Renter shall pay to the Owner \$100.00 per night per overnight guest over the maximum number.

Use of Property by Renter:

- During the Rental Period, the Renter and the Renter's guests shall:
- Maintain the Property at all times in a good and tidy condition;
- Shall not smoke inside the Property and dispose of any cigarette butts outside the property in a safe manner;
- Not cause or create a nuisance in any way, including, but not limited to, refraining from playing loud music inside or outside the Property at any time to cause excessive noise that would disturb the neighbours;
- Properly use and operate all equipment, machinery and appliances at the Property;
- Not move or rearrange any furniture inside the Property;
- Not flush sanitary items down the toilet;
- Comply with all applicable laws in connection with their use of the Property;
- Leave the Property in the same condition of cleanliness in which they find the Property.

Maintenance by Owner:

In the event of failure of any piece of equipment, machinery or appliance at the Property during the Rental Period, the Owner may be contacted anytime at (204) 712-7273.

Notwithstanding the foregoing, the Owner does not guarantee the operation of any piece of equipment, machinery, or appliance serving the Property, and there shall be no discount to or refund of any portion of the Rental Rate for failure, during the Rental Period, of any piece of equipment, machinery or appliance serving the Property.



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Access by Owner:

The Owner shall be entitled to access the Property upon reasonable notice during the Rental Period for the purposes of supplying services affecting maintenance or repairs and performing inspections.

Damage and Replacements:

The Renter shall report any damage to the Property upon arrival or occurrence. The Renter shall be responsible for any damage to or loss from the Property, which occurs during the Rental Period. The Owner shall inspect the Property on the Departure Date after the Renter's departure and shall advise the Renter of any damage or replacements in respect of which the Renter is required to reimburse the Owner. Such items will be charged according to repair or replacement value at the time of such repair or replacement, as determined by the Owner.

Waste (including fishing waste):

A key to the Garbage Dump will be provided to the Renter for removal of garbage and fishing waste. The key shall be left in the Property upon check-out.

Pets:

The Renter and the Renter's guests shall not be permitted to bring any pets on to the Property at any time.

Indemnity:

The Renter shall indemnify and save the Owner, harmless from and against any liabilities or any loss or damage whatsoever arising from, related to or in connection with the Renter's rental of the Property including, but not limited to, any claim for liability for personal injury or damage or loss of property which is made, incurred or sustained by the Renter or any of the Renter's guests at the Property during the Rental Period.

Cancellation Policy:

In the event the Property is damaged materially by fire or force of nature, or the Property is subject to power of sale proceedings prior to the Rental Period, this Application shall be null and void and all payments received by the Owner hereunder shall be returned to the Renter. Deposits are non-refundable but are transferable to other open dates within the same year. Deposits are not transferable to another group.

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Termination by Owner:

The Owner, shall be entitled to terminate this Agreement if the Renter, or any of the Renter's guests, are in violation of any of the terms of this Application or, in the sole opinion of the Owner, if the Renter or any of the Renter's guests' use of the Property is detrimental to the Property or creates a nuisance in any way.

Appointment of Other:

The Owner reserves the right to appoint an Agent(s) to act in their absence in the event the Owner is unable to be physically present at the Property during the Rental Period.

I have read, understand and agree to abide by the Terms and Conditions as set out above. I understand that the cottage Owner, Lakehouse105 or its agents will not be liable whatsoever for any loss or any injury to myself or anyone on or using the cottage or its' Property during my rental term, however caused.

Signature _____

Print name _____

Signature _____

Print name _____

Date _____