

Prospect Lake Cottages

5694 Highway 7 East, Suite 210, Unit 4, Markham, ON, L3P-1B4

Phone: 416-300-1402, Fax: 905-471-5559

Email: info@prospectlakerentals.com

Week End Rental Agreement

Date:

Name:

Mail Address:

Home Phone:

Cell Phone:

Email:

1. The term of this agreement shall be as follows:

Check in Date _____ after 4:00pm

Check out Date _____ at 1:00pm

The Property Manager and Housekeeping will arrive after you check out to inspect the cottages to ensure they are ready for the incoming guests.

2. The rent shall be \$ _____ payable to 2124715 Ontario Ltd. (all taxes included) by cheque, cash or money order. If you wish to pay by regular cheque, the cheque must be made payable 30 days before the start of your holiday to allow time for the cheque 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 2124715 Ontario Ltd. 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 the described deposit. 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 the of the Rental Rate, payable by Certified Cheque or Money Order, for the rental period.

Security Deposit:

A security deposit (the “Security Deposit”) in the amount of \$500.00 is payable to 2124715 Ontario Ltd. with the balance of the rental fee thirty (30) days prior to occupancy. The security deposit shall be held by 2124715 Ontario Ltd for the observance and due performance by the renter of the terms and conditions of this agreement, the security deposit shall be returned to the renter by regular mail within fifteen (15) days following the departure date. If the observance and due performance of this rental agreement is **Not** followed by the renter, then deductions will be made from the security deposit and/or the security deposit will not be returned.

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

1. _____ 2. _____

2. _____ 4. _____

4. _____ 6. _____

7. _____ 8. _____

9. _____ 10. _____

11. _____ 12. _____

13. _____ 14. _____

15. _____ 16. _____

4. Except for the casual day visitors, no other persons shall occupy the premises without prior consent by 2124715 Ontario Ltd.

5. 2124715 Ontario Ltd acknowledges receipt from the Tenant of the \$500.00 as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement.

6. In the event the terms and conditions of this rental agreement are not followed, 2124715 Ontario Ltd. may make deductions from the deposit and/or retain the deposit.

7. 2124715 Ontario Ltd. shall give 24 hours notice of intent to enter the premises during reasonable hours. Such notice need not be given in the event of an emergency or if it is suspected that the tenant's are abusing, damaging or using the premises for illegal activities, or housing people not agreed to in this contract.

8. 2124715 Ontario Ltd. accepts no liability for personal injuries, sickness, 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 and their guests.

9. The tenant agrees to comply with all the requirements as set out in this contract and will use the premises and its facilities in accordance with the booking agreement and the household rules. The Tenant accepts full responsibility for the use of the premises and any recreational equipment.

Signature of Renter: _____

I have read and accept the Terms & Conditions.

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 is someone else's private vacation home and treat it and the surrounding neighborhood accordingly. Do not trespass on neighbor's property. Please treat the cottages 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 and tear or otherwise and overall cleanliness and appearance. Please notify the property manager Ted (H) 705-646-7051 (C) 705-644-3100 and David 416-300-1402 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 and food must be removed by you upon your departure. A housekeeping checklist will be emailed to you and also supplied at the cottage. The cottages will be inspected by the Property Manager upon your departure. If cleaning is required then full housekeeping charges will be deducted from your security deposit plus a \$100 service charge. If you would like housekeeping to clean the cottages upon your departure, contact Julie 705-644-3078 or email Julie@myorganizerinmuskoka.com to arrange for the cottages to be cleaned at your expense (approx \$120)

Pets:

Pets are always welcome. If you are bringing a pet there will be an extra \$50 charge per pet with a maximum of 2 pets only. Pets are allowed in the small cottage ONLY. You will need to pick up after your pet, take care of your pet, never leave your pet alone for long periods of time, always have your pet leashed and insure your pet does no damage to our cottages. Also, our neighbors have pets 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 period 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. Do not trespass on neighbor's property or use their docks or equipment. The area is a mix of cottagers and permanent residents. Excessive noise before 9:00am and after 10:00pm will not be tolerated. You can expect municipal noise bylaws to be enforced. Please observe norms of good conduct and respect. Any complaints by neighbors will result in the immediate termination of your rental period without refund and your security deposit will not be returned.

Parking:

Only 5 or 6 cars can hold on the driveway. Do not park in front of the cottages or your cars will be towed. If necessary you can park by the beach or the government boat launch which is just down the road from the cottages. Any complaints by neighbors will result in the immediate termination of your rental period without refund and your security deposit will not be returned.

Smoking Policy:

Absolutely no smoking inside the cottages or garage. Please smoke outside only and do not throw your cigarette butts on the ground. If smoking is detected inside the cottages your security deposit will not be returned.

Telephone Usage:

The telephones have long distance blocks on them so local calls only. Please bring a cell phone or calling card to make long distance calls.

Keys:

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

Watercraft and other equipment:

Please enjoy our pedal boat and canoe. Remember to always wear lifejackets. Please inspect the pedal boat, canoe, lifejackets and paddles for any damage to due wear and tear or otherwise. Also inspect the BBQ's to ensure cleanliness and make sure there propane tanks are full. If you have any concerns please notify David immediately at 416-300-1402. Any damage to our equipment caused by misuse will result in a deduction from your security 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. We cannot guarantee that watercraft, televisions, appliances, etc will not break down during your stay. In the event of a breakdown we will strive to make repairs as soon as possible after being notified of a problem. Emergency phone numbers are located by the phones and also in the cottage handbook.

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 must be made payable to 2124715 Ontario Ltd.

Signature of Renter: _____

Date:_____

I have read and accept the Terms & Conditions.