Mountain View Vacation Home Rentals

Private Rental Agreement for Mountain View and Guest House

Thank you for choosing my home for your vacation.  I hope you have a pleasant stay.

The property is located at:

R.R. #3 Thessalon, Ontario, Canada - P0R1L0

Fire Route # 6506 A

GPS Coordinates **N.  46.45564** **W. 083.35100**

**Renting Mountain View constitutes an agreement by you that:**

* My (E. Jane Mundy) failure to supply the home/cottage with any utility, including hydro, water, septic, or by reason of fire, erosion, storm damage beyond my reasonable control, will result in the refund of the rent paid by you for the days not used, and save and except for such refund the landlord makes no warranty with respect to the premises.  Owner is not responsible for supplying drinking water, towels and life jackets.
* You hereby acknowledge having read the entire Mountain View website ([www.northerncottages.ca](http://data/Microsoft/Word/www.northerncottages.ca)) and accept the same as a term hereof.
* The owner covenants to give you enjoyment for the time of your occupancy and you covenant to vacate the premises on or before \_\_\_\_\_\_\_\_\_
* **Term of the Lease**: The lease begins at 3:00 p.m. on \_\_\_\_\_\_\_\_\_\_(the check in date) and ends at 9:30 a.m. on \_\_\_\_\_\_\_\_\_\_\_\_\_ (the check out date).

* Total amount of rent   \_\_\_$2,000.00 for the weekly rental
* Amount of the deposit \_\_\_$200.00\_\_\_\_\_\_\_\_ ($200.00 security deposit is non refundable) to be paid at the time of acceptance of reservation and will be applied toward the rental fees.
* Amount of the remaining balance \_\_$1,800.00\_\_ (the remaining balance of rent is non refundable) to be paid not later than 15 days before the start of your rental period.
* No tents, mobile homes, trailers are permitted on the property unless stipulated by prior agreement.
* If the premises appear dirty or damaged upon check-in, the guests shall inform Jane Mundy immediately.
* **Rental Rules**: The guests agree to abide by the Rental Rules (see attachment) at all times while at the property and shall cause all members of the rental party and anyone else the Guest permits on the property to abide by the following rules at all times while at the property.
* **Access**:  Guest shall allow Jane access to the property for purposes of repair and inspection.  Jane shall exercise this right of access in a reasonable manner.
* Approximate number of person that will be at Mountain View    \_\_\_\_\_\_\_\_\_
* **The** **maximum occupancy**:  The maximum number of guests is limited.  An additional charge is $75.00 per person per week for guests will be assessed.

Mountain View the maximum number of guests is 12.

* Your credit card number is required in case of cleaning, damages, long distance telephone calls etc.
* An optional cleaning charge is an added $100.00’s.
* If payment is made by credit card a 5% surcharge will be added.
* Payment:  Acceptable payment methods are (personal check or credit card).

Name on credit card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Type:  MasterCard or Visa

Credit card billing address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   Prov. /State \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Postal / zip code \_\_\_\_\_\_\_\_\_\_\_

Credit Card Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Expiry Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ CVV (Security) Code \_\_\_\_\_\_\_\_\_\_\_\_

By my signature below, I hereby give permission to charge my credit card for the amounts above.  I agree that all rental monies are non-refundable per cancellation policy.

Signature of card owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Insurance:  I encourage all renters to purchase traveler insurance.

Please phone or email me first to tentatively book **705-841-1140** or email [jane@northerncottages.ca](mailto:jane@northerncottages.ca)   My acceptance of this agreement will take place with the cashing of your check.  I will send you acknowledgement of acceptance by mail or email.  Please send this agreement with a deposit to **E. Jane Mundy, 6506a Highway #129, Thessalon, Ontario, Canada - P0R1L0**

Please note drinking water, towels, and life jackets are not supplied.  Your business is greatly appreciated.

**Name of guest** (please print) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  City \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Province / State \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   Postal / Zip Code \_\_\_\_\_\_\_\_\_\_\_\_\_

Home Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   Work or Cell \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of Adults \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Number of Children \_\_\_\_\_\_\_\_\_\_

Names of people staying at Mountain View / Guest House / Prutton’s Place Vacation Home Rental

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

**Owner:**

\_\_\_\_\_\_\_\_E. Jane Mundy\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

E. Jane Mundy

Phone Number: \_\_\_\_705-841-1140\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Guest:**

Signature  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (print) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_            Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number (during stay)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Your business is greatly appreciated and I hope you have a wonderful vacation.

**Rental Rules for Mountain View,**

1. Smoking is not allowed inside the homes / cottages.  Smoking is allowed outside.
2. People other than those in the Guest party set forth above may not stay overnight in the property.  Any other person in the property is the sole responsibility of Guest.
3. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities, this includes any accidents or injuries with the boats, rafts, docks etc. which are owned by the owners.  The owners are not responsible for the loss of personal belongings or valuables of the guest.  By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furniture in good order.
5. Only use appliances for their intended uses.
6. Pets are permitted only with prior approval.
7. Housekeeping – There is no daily housekeeping service.  While linens are included, towels are not included in the cottages; daily maid service is not included in the rental rate.
8. Sauna is use at your own risk.  Not recommended for heart patients.  After using the sauna please leave it clean.
9. Wood for the fire pit is the scrap wood – not the dry wood in the wood shed.  The wood in the wood shed is for the fireplace inside.
10. Water and Septic: The cottages are on lake water and a septic system.  The water system is filtered from the lake.  The septic system will clog up if improper material is flushed.  DO NOT FLUSH anything other than toilet paper.  No feminine products should be flushed at anytime.  If it is found feminine products or diapers have been flushed and clog the septic system, you could be charged damages.
11. The cottage rentals must be left the way you found it when you arrived.  This includes cleaning, vacuuming, and organizing your garbage.  If you are unable to do the cleaning arrangements need to be made prior to your departure, an additional $100.00 charge will be added for the cleaning.

**Pet Addendum**

**Mountain View**

It is hereby agreed by and between   **E. Jane Mundy**  (owner) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Guest) that Jane will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet:   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Colour:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Weight:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Age:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sex:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of $ 25.00 per/week
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
3. Must be up to date on rabies vaccinations and all other vaccinations.  Heart-worm preventive is highly recommended.
4. All pets must be leashed at all times.
5. Pets are not allowed on furniture or on the beds at any time.  Any evidence of pets on the furniture may incur extra cleaning fees.
6. All pets are to be treated with topical flea and tick repellent three days prior to arrival.
7. Pet must not cause damage to premises or furnishings.  If damages are caused, the cost of the damage may incur.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pet will not be left unattended for an undue length of time, either indoors or out.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises

The Guest shall be solely responsible for the pet while on the property.

Sign \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_