

CRYSTAL BEACH TENNIS AND YACHT CLUB

Cottage Rental

VACATION PROPERTY RENTAL APPLICATION

2 BEACON HILL, CRYSTAL BEACH, ONTARIO L0S1B0

tashamonaghan71@gmail.com 519-497-2757

Please complete and sign then scan back to Tasha at tashamonaghan71@gmail.com

Check-in time 4:00PM Check-out time 10:00AM

Dates of Rental: _____ to _____

Name(s) of guest(s)	Address	Phone	Email

***** All guests MUST be registered.**

Anticipated number of Renters, including children: _____ max is 10. (few exceptions are made as per owners discretion.)

NOTE: Full rental fee is required at the time of booking.
Security Deposit is required at the time of the check-in (will be held in trust until check-out)

Rental Fee	Security Deposit	Amount Paid	Date Paid
	\$		

PLEASE READ THE FOLLOWING INFORMATION AND THEN SIGN WHERE INDICATED.

I agree to protect, indemnify, and defend [Tasha Monaghan], his/her/their authorized agents, representatives, and employees against any and all claims arising from my rental of the above property. This provision includes any expenses incurred by [Tasha Monaghan] defending any such claim. I further understand [Tasha Monaghan], his/her/their authorized agents, representatives, and employees will not be held responsible for any lost or stolen property left in or about the property.

I have read and acknowledged this application form and the Rental Agreement (copy attached) and I agree to the Rental and Security Deposit Rates/Fees noted on page one (1) of this application and I accept responsibility for any misrepresentations, errors or omissions set out in this Application, and for any violations of the Rental Agreement.

Signature: _____ Date: _____

Signature: _____ Date: _____

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Tasha Monaghan (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 2 Beacon Hill , Crystal Beach, Ontario, L0S1B0, Canada

The property is fully furnished top to bottom and includes: all 8 Kitchen appliances including 1 full size fridge and a smaller fridge, 1 oven and an on the counter oven, 2 microwaves, wine cooler and dishwasher and smaller household appliances, 3 indoor fireplaces, 1 outdoor fire table, 3 flat screen TVS, dishes and glassware, Washer and Dryer, BBQ, Patio Furniture, outdoor furniture, 6 Tommy Bahama folding beach chairs and 4 reclining lounge beach chairs. All linens, and bath towels.

2. Rental Party: The rental party shall consist of Guest and the registered guest list as per registration form.

3. Maximum Occupancy: The maximum number of guests is limited to 10 persons. The owner can only make special exceptions. **No unregistered** guests permitted on site.

4. Term of the Lease. The lease begins at 4 p.m. on _____ (the “*Check-in Date*”) and ends at 10 a.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 7 night minimum stay. Longer minimum stays may be required during holiday periods. Holiday special rates may apply.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner/Staff access to the property for purposes of repair, maintenance and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

a. Deposit: A Damage deposit of **\$1000.00 CDN** cash is collected before Check-in time.

The deposit is for security and shall be refunded at the time of the Check out inspection provided no deductions are made due to:

- i. Damage to the property or furnishings;
- ii. Dirt, smoke or any other mess requiring excessive cleaning;
- iii. Any other cost incurred by Homeowner due to Guest's stay.
- iv. All damages must be stated and signed on the "Damage Protocol form"

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full

\$ _____ per night x _____ nights = \$ _____

Cleaning fee	\$	400
Sales Tax	\$	_____

TOTAL Due	\$	_____
------------------	----	-------

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the amount will be refunded as follows:

50% REFUND IF CANCELLED 90+ DAYS PRIOR TO YOUR ARRIVAL.

100% REFUND IF CANCELLED 180+ DAYS PRIOR TO YOUR ARRIVAL

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable payment methods are **Email money Transfer, direct deposit, bank wire or through the online website payment methods**, if you wish to use a credit card.

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

Homeowner

Guest:

Name (print) Tasha Monaghan

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

519-497-2757

Email

Email

_tashamonghan71@gmail.com

Exhibit A

RENTAL RULES

Crystal Beach Cottage Rental

1. Smoking is NOT allowed
2. No unregistered Guests permitted on site at any time other than those in the Guest party who are registered. Any other person in the property that is not registered will be asked to leave. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbours; Code-enforced neighbourhood quiet hours are from 10:00p.m. – 8:00a.m.
4. This Cottage is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners 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.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are NOT allowed.
8. Parking:

Option A: PARKING – Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking driveway only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
9. **Housekeeping:** There is no daily housekeeping service. While linens, beach and bath towels are included in the cottage, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels, linens or pillows to be taken from the cottage. Charges will apply if taken.
10. **Garbage and Recycling Rules:**

City requires any and all GARBAGE MUST BE COLLECTED AND PROPERLY SORTED
Place your recycling in the appropriate labeled blue bins. One is for cans/bottles and the other is for paper and cardboard these are located in the back of the community by the CBTYC Erie Road gate. Garbage goes in black garbage bags, and must be put in the green bins, no loose trash. Make sure garbage cans are secured so no animals can get into the garbage. Please remove all your garbage and recycling from inside the cottage prior to checkout. Charges apply if garbage is left inside of cottage.
11. **Pool and Tennis Courts, Weight Room, Party Room, and Park**
No access to any of these during Covid19 pandemic

12. **Beach:** All chairs and pop up tents must be removed daily. Make sure all your trash goes in the provided trash bins on the beach.
13. **Fire table:** Please do not throw any paper, debris or other combustible materials in the fire table [Gas Fireplaces are turned off from June-September; they are not operational during this time of the year.] Electric Fireplaces are still in use.
14. **Water, Plumbing and Septic:** The cottage is on city water not a well and septic system. The mineral content in the water is high. The plumbing system is good however, it 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 that feminine products have been flushed and clog the plumbing system, you could be charged damages of up to \$10,000.

15. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The province or local authorities order mandatory evacuations in a "Tropical Rain Storm/Hurricane Warning area/ Snow and ice Warning" and/or Winter Storm.
- A "mandatory evacuation order has been given for the Tropical or Winter Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical or Winter Storm/ Hurricane Warning," area, we will refund:
- Any unused portion of rent from a guest currently registered;
- Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Storm Warning is lifted; and
- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Storm Warning" period.