

Pelham Pines Chateau Short Term Rental Booking Confirmation & Registration Form

Dear Guest,

Thank you for choosing our stunning and luxurious top of the Niagara Escarpment Estate for your vacation, we hope that you have a relaxing and pleasant stay!

The property is located at:

1510 Effingham Street, Fenwick, Ontario, L0S1C0 Canada

Your confirmation is as follows:

Check-in date: _____ at _____ 4pm _____ (No early check-in please)

Check-out date: _____ before _____ 10am _____ (No late check out)

Number of adults: _____ Number of children: _____

Rental rate and fees are as follows:

\$ _____ per night x _____ nights = **Returning Guests are awarded our special 10% Rental Rate Discount! Adjust house rate according to number of nights and if you are returning guests**

-Cleaning fee is \$ _____

-Sales Tax- _____

TOTAL DUE is _____

****Security damage deposit of \$1000.00 collected before check-in day, is to be held in trust till check out day inspection after your departure via e-transfer.**

Please sign and return the attached rental agreement.Thanks, and have a great vacation!

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: 1510 Effingham Street, Fenwick, Ontario, Canada

1510 Effingham Estate is a 7acre property, almost 7000sq ft with 5 bed 5 bath vacation home, furnished top to bottom with fine furnishings and includes: all Kitchen appliances including 1 fridge and 1 bar fridge, 2 ovens 1 microwave and dishwasher and smaller household appliances, 2 indoor fireplaces, 1 outdoor fire pit and chairs, 7 TVs, games room with a pool table and foosball table, grand piano, 2 massage chairs, loads of game boards, all dishes and glassware, Washer and Dryer, BBQ, 20x40 Private Pool, hot tub, Basketball net, Rainbow Giant kids Play Structure, Outdoor Ping Pong Table, Patio Lounge Furniture, outdoor Dining table. (All linens, blankets, pillows and bath towels may not be supplied during Covid19 pandemic)

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

3. Maximum Occupancy:16 people are allowed in the property unless a lesser number aremandated by Covid19 bylaw regulations.

****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 3 night minimum stay. Longer minimum stays may be required during High Peak Holiday periods or during Pandemic Set Regulations. Holiday Special Rates Apply. Weekly Rates Available.

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 and maintenance 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 in Cash at 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, stains, 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 is due at the time of booking.

\$_____ per night, X ___ nights = _____

-Cleaning fee is \$595.00

-Sales Tax _____

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.

PLEASE BE ADVISED THAT IF CANCELLED WITHIN 90 DAYS FROM YOUR CHECK IN DAY, THERE WILL BE NO REFUNDS!

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

11. Payment: Acceptable payment methods are Email money Transfer, direct deposit, bank wire

12. Event Fee : \$1000(Only applied if you have an event booking).

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

Guest/s:

Name (print) _____

Date: _____

Phone # (during stay): _____

Email: _____

Homeowner:

Name: Tasha Monaghan

Phone # (during stay):

519 497-2757

Email: tashamonaghan71@gmail.com

RENTAL RULES

1510 Effingham St. Estate Vacation Rental

1. Absolutely no firework permitted on property at any given time and a fine of \$1000 will apply.
2. Smoking is NOT allowed
3. 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.
4. Guests should not create excessive noise at a level that disturbs neighbours; Code-enforced neighbourhood quiet hours are from 9:00p.m. - 9:00a.m.
5. This Vacation Estate 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.
6. Keep the property and all furnishings in good order
7. Only use appliances for their intended uses
8. Pets are **NOT** allowed (NO EXCEPTIONS)
9. Parking:

Option A: PARKING - Parking is limited to 10 vehicle(s). Vehicles are to be parked in designated parking areas on property 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. Additional parking can be arranged in advance.
10. Housekeeping: There is no daily housekeeping service. Linens, Pillows and towels are provided for your use at the house, All towels must be washed and dried before you check out. Daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels, robes, linens or pillows to be taken

from the property. Charges will apply if taken.

11. Garbage: Any and all garbage **MUST** be **COLLECTED AND PROPERLY SORTED** and placed in an organized manner in the designated marked garbage, recycling and compost receptacles, located on site.

12. Hot Tub: Guests must keep chemical wand in the tub at all times and hock it after each use and place the cover when not in use.

13. Fireplace: Please do not throw any paper, debris or other combustible materials in the fireplace.] [Gas Fireplaces are turned off from June-September; they are not operational during this time of the year.

14. Water and Septic: The house is on a septic system. The mineral content in the water is high. The septic system is very effective; 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 septic 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 Storm/Hurricane Warning area" 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 Hurricane Warning is lifted;
- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Pelham Pines Luxury Chateau Application

1510 Effingham st. Pelham, Ontario

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

Reservation dates: _____ to _____

Name(s) of guest(s)	Address	Phone No.	Email

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: _____