

Puslinch Lake Rental Application

11 Lake Ave East, Cambridge, Ontario

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

Reservation dates: _____ to _____

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

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

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
	\$1000.00		

Please indicate below by placing a checkmark in the appropriate box if you wish to come prior to your rental date to: view facility; extend your check-out time; or if you have any other special request.

View Property	Date and Time of Viewing request if desired
Other (please specify below)	

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: _____

Puslinch Lake Cottage Short Term Rental Booking Confirmation

Dear Guest,

Thank you for choosing our stunning Puslinch Lake Cottage for your vacation, we hope that you have a relaxing and pleasant stay!

The property is located at:

11 Lake Ave East, Cambridge, Ontario, N3C 2V4 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- (13%) _____

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 a 4 season cottage and vacation home, furnished top to bottom includes: all Kitchen appliances including 1 fridge, 1 oven, 1 microwave and dishwasher and smaller household appliances, indoor fireplace, 1 outdoor fire pit and 8 Muskoka chairs, 2 TVs, all dishes and glassware, Washer and Dryer, BBQ, Private Pool, Rainbow Giant kids Play Structure, Patio Lounge Furniture, outdoor Dining table. Boat launch ramp and private dock. (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: 9 people are allowed in the property unless a lesser number are mandated 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 7 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 \$ _____

-Sales Tax (13%) \$ _____

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

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

11 Lake Ave. Puslinch Lake Cottage Vacation 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 9:00p.m. – 9:00a.m.
4. 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.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are **NOT** allowed (NO EXCEPTIONS)
8. Parking:

Option A: PARKING – Parking is limited to 3 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.
9. Housekeeping: There is no daily housekeeping service. While linens, robes, pool and bath towels might be included in the rental, 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. (Due to trying to keep everyone safe, may not be provided during Covid19 pandemic)

10. 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.

11. Guests must wear life jackets if using the kayak or canoe, have a whistle, tow rope and bailing bucket in the vessel at all times. No alcohol is permitted in the boats.

12. 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.

13. 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.

14. 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.