

The Bruce Rentals

Superior Cottages for Less!

Cottage Rental – Terms and Conditions **TheBruceRentals.com**

Security/Damage Deposit:

A \$500 security/damage deposit will be required for all rentals. Please note that security deposits are returned **up to 15 days** after the end of the rental period. Typically funds are returned a day or two after our staff verifies the property is damage free, clean, and garbage has been removed.

Payment:

A 25% deposit is required upon booking so that your weekend or week can be secured. The balance shall be payable 30 days prior to the commencement of the vacation. If the Renter books the vacation less than 30 days from its commencement the full booking charge shall be payable upon booking.

All payments shall be made by personal cheque, certified cheque, money order, internet banking, or Paypal.com:

Email transfer to: Admin@thebrucerentals.com

Paypal: admin@thebrucerentals.com

Cheques: Malcom Sargla, 240 Colton Circle, Kitchener, Ontario, N2A4K2

There will be a \$25.00 penalty if the balance owing is not paid in full 30 days prior to occupancy.

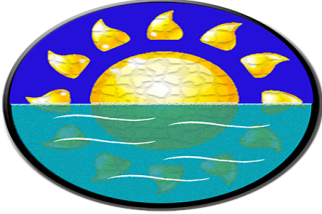
All payments made within 20 days of occupancy must be made by Email transfer, Paypal or certified cheque.

Cancellation:

Any cancellation made by the Renter shall be in writing. On receipt of such notice of cancellation, we will endeavor to re-book the cottage for the entire period of the original booking.

If we are successful in re-booking the cottage for the entire period originally booked we shall refund to the Renter all monies paid (whether by deposit or otherwise) less a cancellation fee of \$100.00 per period booked.

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If we only succeed in re-booking the cottage for a portion of the period originally booked, we shall refund the monies paid relating to the period re-booked, less a cancellation fee of \$150.00 per period booked.

Number of Persons Using the Cottage:

The number of persons present overnight and during the day on the property shall not exceed the number of guests listed on the rental agreement, without prior authorization from the owner.

Renters who exceed the maximum numbers stated for each cottage will be subject to immediate eviction without refund or an additional nightly charge of \$200.00 per person, at the discretion of the owner.

There will be no subletting of the cottage property permitted. Where separate parties will be occupying the property at different time periods, booking forms must be completed for each party. There shall be no camping, tenting, or otherwise placing other accommodation facilities on the property without prior written authorization.

Access:

The Property Owner and/or the Owner's agents shall be allowed access to cottage at any reasonable time during any vacation occupancy.

Repair:

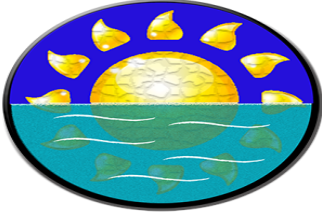
The Renter shall keep the cottage and all furniture, fixtures, chattels, fittings, and effects in or about the cottage in the same state of repair and condition as at the commencement of the vacation, and **shall leave the cottage in the same state of cleanliness and general order in which it was found. Failure to do so, to the satisfaction of the Owner, may result in a damage/cleaning charge being levied.**

Pets, Smoking, and Other Conditions of Booking:

Smoking is NOT permitted in the cottage. Please ensure that all cigarettes butts, or cigars are properly disposed of outside and should not be left on the ground.

The Renter shall abide by the conditions of booking and any other instructions contained in the Cottage Rules, Inventory Listing and/or as noted on the face of this form. All such conditions apply to guests visiting the property.

No Pets are permitted on the property. If a pet is brought or allowed at the cottage during the renters stay, this will result in immediate eviction and you will be charged a penalty fee of \$300.



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Any Renter who contravenes said conditions shall be subject to immediate eviction without refund and/or a penalty of \$100.00 per day at the discretion of the owner.

Any Renter requesting return of items left at a property will be subject to a minimum \$25.00 Administration fee for return of said requested items.

Inventory Listing/Household Rules/Route Directions/Booking Confirmations/Cleaning:

The owner will provide the Inventory Listing, Cottage Rules, and Travel Directions for the cottage once the total rental amount has been received. If the Renter has not received these documents one week prior to the holiday period, the Renter shall notify the Owner and obtain said documentation.

The Renter is expected to leave the cottage in the same condition that it was in upon their arrival, and is responsible for the cleaning of the cottage before they leave and removing their own garbage and recycling. Should you have any issues with this please contact us at 519-893-1760 or 519-239-9429.

The Cottage Check list (provided) is intended to provide the Renter with a detailed list of items to review and clean prior to leaving.

Cleaning supplies are provided. **Consumables (like toilet paper) are not provided though there typically is some onsite so please feel free to use it. Additionally, we do have shampoos and conditioners but we do ask that you bring your own, as well.**

The Client agrees to read and abide by the Cottage Rules. Any additional cleaning required, breakage or damage to inventory, equipment or any other part of cottage property, above and beyond normal "wear and tear" will result in additional charge at the owner's discretion. If the owner does not feel that the damage deposit will adequately cover the costs of the damage incurred, the owner will seek to gain further restitution from the renter.

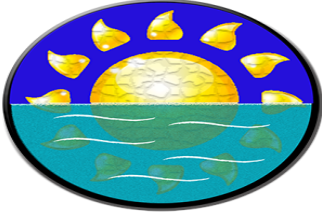
Keys:

The Renter agrees to return the cottage keys as directed in the Cottage rules. The Renter agrees to pay a \$25.00 charge for failure to return the keys within the stipulated time

FireArms:

Under no circumstances are firearms allowed on our property. If we are notified that firearms are being used during your stay, the police will be called immediately and you will be evicted immediately with NO REFUND.

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Proof of Insurance Coverage:

The owner reserves the right to request proof of a home/contents insurance of each renter to demonstrate that any damage made at the property will be covered by the Renter's home/contents insurance.

Facsimile/Email Agreement:

The renter agrees that this agreement may be executed by facsimile or through email transmission, and that the original facsimile or scanned and emailed signatures will be evidence the binding obligation of the parties to be bound by the terms of this Agreement.

Limitations of Liability:

The renter(s) represent, warrant, acknowledge, and agree with Malcom Sargla and 2089044 Ontario Inc. the (Property Owners) that they will use the cottage and its facilities in accordance with the terms and conditions of the booking agreement and the Cottage rules and that they do so at our own risk and that they indemnify and save the Property Owners harmless from any claim made as a result of personal injury, sickness or death, loss or damage, however caused, to person or property of the we/us, his/her family, or guests, during or after the time of occupancy. Further, the renter accepts full responsibility of the use of any recreational equipment, such as boats and motors, etc. and agree to pay for any repairs to damage to or replacement of said equipment, if caused by me/us, my/our family or guests.

Acceptance:

I/We agree with the terms and conditions. Please print and sign for primary and secondary renter(s).

(PRIMARY)
Print Name

(SECONDARY)
Print Name

Sign

Sign

Date

Date

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