

**Prospect Lake Cottages  
166 Clearwater Lake Rd.  
Port Sydney, Ontario P0B 1L0  
Phone: 416-886-7340**

**email:** [brenda.murdoch59@gmail.com](mailto:brenda.murdoch59@gmail.com)  
[www.vacationhomeduskoka.com](http://www.vacationhomeduskoka.com)  
[@ProspectLakeCottageRental](https://www.instagram.com/ProspectLakeCottageRental)

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### **Weekly Rental Agreement**

**Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

**Home Phone:** \_\_\_\_\_

**Cell Phone** \_\_\_\_\_

**email:** \_\_\_\_\_

1. The term of this agreement shall be as follows:

Accommodation beginning Saturday                      2019 at 3pm.

Accommodation ends Saturday                              2019 at 10:30am.

Housekeeping will arrive at 1 pm to inspect and/or clean the cottages.

The rent shall be \$2600.00 Payable to Brenda & Wayne Murdoch

(all taxes included) by EMAIL TRANSFER, CHEQUE, OR MONEY ORDER.

If you wish to pay by regular cheque, the cheque must be made payable for 30 days before the

start of your holiday to allow time to clear the bank. Any payments after this time

period must be made by certified cheque or money order.

**Confirmation of Acceptance and Deposit**

(1) A deposit (the “Deposit”) in the amount of fifty percent (50%) of the total amount of the Rental Rate payable for the Rental Period shall be made payable to B&W Murdoch. And sent within seven (7) days of booking.

(2) The balance of the Rental Rate shall be payable thirty (30) days prior to the Arrival Date and made payable as described for the Deposit and mailed to Prospect Lake Cottages. In the event this Application is submitted less than thirty (30) days prior to the Arrival Date, the Deposit shall be the full amount of rent payable for the Rental Period.

**Security Deposit**

A security deposit (the “Security Deposit”) in the amount of \$500.00 is payable to B&W Murdoch with the balance of the rental fee (30) days prior to occupancy. The Security Deposit shall be held by Prospect Lake Cottages for the observance and due performance by the Renter of the terms and conditions of this Agreement. Save and except for deductions made in accordance with the terms of this Agreement, the Security Deposit shall be returned to the Renter by regular mail within fifteen (15) days following the Departure Date. In the event the deductions to the Security Deposit hereunder exceed the amount of the Security Deposit, the Renter shall remit forthwith the balance of the deductions by cheque payable to Brenda & Wayne Murdoch at the address set out above.

3. There will be \_\_\_\_\_ person(s) (MAXIMUM 18 PEOPLE) occupying the rental premises and their names are as follows:

- |          |           |
|----------|-----------|
| 1. _____ | 10. _____ |
| 2. _____ | 11. _____ |
| 3. _____ | 12. _____ |
| 4. _____ | 13. _____ |
| 5. _____ | 14. _____ |
| 6. _____ | 15. _____ |
| 7. _____ | 16. _____ |
| 8. _____ | 17. _____ |
| 9. _____ | 18. _____ |

4. EXCEPT FOR THE CASUAL DAY VISITORS, NO OTHER PERSONS SHALL OCCUPY THE PREMISES WITHOUT PRIOR CONSENT OF B&W Murdoch.

4a) if you have extra people join more then the 18 listed there will be a charge of \$100.00 per person up to 21 people.

5. B&W Murdoch acknowledges receipt from the Tenant of the \$500 as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement.

6. B&W Murdoch may claim only the amount reasonably necessary to repair damages to the premises caused by the misconduct of the Tenant, or to remedy any other default by the Tenant under provisions of the agreement.

7. B&W Murdoch shall give 24 hours notice of his/her intent to enter the Tenant's premises during reasonable hours. Such notice need not be given in the event of an emergency or if B&W Murdoch suspect Tenants are abusing, damaging or using the premise for illegal activities, or housing people not agreed to in this contract.

8. B&W Murdoch accepts no liability for personal injuries, sickness, or death, loss or damage, however caused during or after the time of occupancy, negligence, illegal use of equipment, not adhering to all safety or fire regulations by the Tenant or their Guests.

9. The Tenant agrees to comply with all the requirements as set out in this contract and will use the cottage and its facilities in accordance with the booking agreement and the household rules. The Tenant accepts full responsibility for the use of the cottage and any recreational equipment.

Signature of Renter:

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## **TENANTS RESPONSIBILITY**

Please initial beside each paragraph, indicating that you have read and understood the terms of the rental agreement.

### **The Cottage:**

Please remember that this property is someone's private vacation home and treat it and the surrounding neighbourhood accordingly. Do not trespass on neighbouring property. Please treat the cottage and neighbours with respect and courtesy as you would in your own home.

### **Inspection:**

Please inspect both cottages upon your arrival for any damages due to wear & tear or otherwise and overall cleanliness and appearance. Please notify B&W Murdoch 416-886-7340 immediately to report any damages or other concerns.

### **Housekeeping:**

We expect you to leave the property (inside and outside) in the same condition as you found it.

We have supplied cleaning equipment and supplies to make your task as easy as possible. All garbage must be removed upon your departure. A housekeeping checklist will be emailed to you and also supplied at the cottage. The cottages will be inspected by housekeeping upon your departure.

### **Pets:**

If you are bringing a pet only 2 dogs or 2 cats allowed at one time. Pets allowed in both cottages but please keep them off the furniture and beds. You will need to pick up after your pet, take care of your pet, never leave your pet alone for extended periods of time.

Always have your pet leashed, insure your pet does no damage to our cottage.

Also, and most importantly, our neighbours have dogs and cats of their own so it is essential that your pets play nice with other pets.

### **Neighbours:**

We ask that you respect the privacy and right to enjoyment of our neighbours during your stay.

The area has a mix of cottage and permanent residents. Excessive noise before 8:00 am or after 11:00 pm is not acceptable.

**Parking:**

4 -5 CARS ON THE DRIVEWAY. ALSO PARKING AVAILABLE IN FRONT OF THE SMALL COTTAGE AS WELL. DO NOT PARK ON THE GRASS BY THE DOCKS IN FRONT. EXTRA PARKING IS NEAR THE BEACH OR BY THE BOAT DOCK JUST DOWN FROM THE COTTAGE.

**Smoking Policy:**

Absolutely NO SMOKING inside the cottages or garage. If smoking is detected inside, your security deposit will NOT be refunded.

**Keys:**

Any loss of keys will result in a \$50 charge taken from your deposit.

Whether you are a seasoned cottager or experiencing cottage life for the first time we hope you enjoy your stay with us. We make every effort to ensure that all equipment is in good working order. In the event of a breakdown, we will strive to repair it as soon as possible after being notified of a problem.

We cannot guarantee that watercraft, televisions, appliances, etc. will not break down during your stay and therefore, no refunds or adjustments will be made for mechanical failure.

This document is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable. All cheques should be made payable to Brenda & Wayne Murdoch.

Signature of Renter: \_\_\_\_\_ Date: \_\_\_\_\_