



Rec Base Contract Vacation Property

This short term lease agreement has a revision dated (***|Today's Date|***) and is confirmed by the verbal/written agreement made on text/email between:

Guest: ***|First Name|* *|Last Name|***
|Phone Number|* / *|Email|

And

Host: **Darcy and Hope Pawlak**

The Guest and Host agree to the following (Please email us back with a note saying that you agree):

Check In Date: ***|Check In Date|*** at 4:00 p.m.

Check Out Date: ***|Check Out Date|*** at 1:00 p.m.

A total of ***|Number of Nights|*** nights.

Total # of guests: ***|Number of Guests|* adults and kids**

Rental Rate

\$175 a night for the Main Cabin (max occupancy, 6 people)

\$75.00 a night for Small Cabin 1 (max occupancy, 4 people)

\$75.00 a night for Small Cabin 2 (max occupancy, 4 people)*

\$75.00 a night for access to the Shop.

\$50.00 for cleaning per stay (main cabin) / \$100 for cleaning (whole property)

Damage Deposit, \$200.00

\$400.00 a night for access to the whole private property

**Once you have received a key to a cabin/shop, you will be expected to pay for that cabin/shop for the remainder of your stay.*

Extra charges: (over max occupancy rates):

Tents: \$20.00 each (based on 4 person occupancy)

Trailers: \$25.00 each (1 trailer on property)

Total cost for this stay (***|Number of Nights|* nights**) = ***|Cost|***

House Rules

The guest agrees to read through the House Rules and respond accordingly to the Host by ***|Rule Date|***
House rules can be found here at: www.thepawlaks.ca/welcome-pack

Payment and Cancellation

The agreed upon rental amount (noted above) is due a minimum of 6 weeks prior, ***|Payment Date|***, to the guest's stay. This can be made by e-transfer to recbaseab@gmail.com

If there is a need for the guest to cancel the reservation, a full refund will be given, once notice is received, no later than two weeks prior ***|Rule Date|*** to the reserved dates.

Additional Guests

The Guest may have additional overnight visitors to the property, but prior permission from the Host is required. An additional monetary amount may also be charged.

Additional charges include \$25.00 a night per trailer.

Access

Under the terms of this Agreement, access to the property by the Guest will be as follows:

- a) Directions and access codes to the locks will be sent out the morning of your arrival date.
- b) There is a gate lock with a code, it is recommended that this be locked behind you upon your arrival, to ensure that the property remains private for your group. Please also lock it when you leave for day trips.
- c) There is also a lock box on the main cabin door that holds keys for everything you have paid access to. Please keep this key with you and in a safe place as there isn't another one on the property if you should become locked out. Please lock all the doors when you leave for any amount of time. This is to protect your belongings as well as our property.

Under the terms of this Agreement, access to the Property by the Host may be undertaken as follows:

- a) The Host may enter the dwelling unit at any time for the protection or preservation of the property. Host may enter the dwelling unit upon reasonable notice of the Guest and at a reasonable time for the purpose of repair of the property. "Reasonable Notice" for the purpose of repair is a notice given at least 24 hours prior to the entry, and a reasonable time for the purpose of repair will be between the hours of 7:30 a.m. and 8:00 p.m. Host may enter the dwelling unit when necessary for further purposes set forth above under any of the following circumstances.
 - i) With the consent of the Guest
 - ii) In case of emergency; or
 - iii) When the Guest unreasonably withholds consent;
- b) The Host shall not abuse the right of access nor use it to harass the Guest.

Insurance

The Host is not liable to the Guest or any of the Guest's invitees, licensees, and/or guests for any damages not proximately caused by the Host and the Host will not compensate the Guest or any other person for damages proximately caused by any other source, including acts of God and nature. The Guest is therefore required to purchase insurance to protect the Guest, the Guest's personal property and any person on the property.