

Good Call Properties

Terms, Conditions and House Rules for Rental of 501 Stewart Lane, McDonald's Corners ON

Good Call Properties (the "Owner") has agreed to provide a cottage that has been accurately described. The Owner requests that you agree to the Terms and Conditions below. Failure to agree to the terms and conditions will result in Good Call Properties denying your request for rental.

It is agreed and understood that the cottage is owned and operated by the Owner and is offered as vacation rental accommodation to the "Renters" according to the terms and conditions set out below. The Renters agree to abide by the terms and conditions set out herein and as set out by the owner and shall be responsible for adherence to terms and conditions by any and all occupants and guests.

OCCUPANCY:

Maximum Occupancy – 12 people, including children.

The number of persons present overnight and during the day on the property shall not exceed the number of guests listed on the booking agreement, without prior written authorization from the Owner. Renters who contravene the maximum numbers of adults and children (individuals 16 years old and older are considered adults) permitted at the cottage will be subject to immediate eviction without refund or additional nightly charges of \$200.00 per person, at the discretion of the Owner.

We rent to families and responsible adults.

Age Restricted: We do not rent to groups of singles under the age of 35.

RESERVATIONS:

Reservations are confirmed upon receipt of deposit. Rental confirmation by email will be provided to the Renters upon receipt of the required minimum payment.

USE OF PROPERTY:

Maid service is not provided. The cottage is to be left tidy.

Cleaning products, hand soap, toilet paper, paper towels, dishwasher pods, dish detergent, laundry pods, vacuum, mop, and broom are provided for the Renters use at the property.

Check in time is 4:00 p.m. Check out time is 10:00 a.m. Late departure will result in a deduction from the security deposit.

Rental weeks are Friday to Friday.

The Renters acknowledge that they will personally occupy the rental property for the entire rental period.

Keys are to be returned to the lock box on departure.

The Renters agree not to trespass on other properties.

The information contained on our web site is believed to be accurate at the time of publication. The Owner reserves the right to make any changes it deems necessary to reflect the cottage property more accurately.

Every attempt will be made to ensure that equipment and appliances are in working order, should any breakdown or other situation occur during the stay every attempt will be made to rectify the condition.

The rental property and all furniture, appliances, equipment, and fixtures on or about the premises, will be maintained in the same conditions as found at the beginning of the rental. Any part or portion of the property, or its contents, furniture, equipment, appliances, or fixtures in or about the premises that are damaged or destroyed will be deducted from the security deposit.

Small inconveniences can be expected. The Owner reserves the right to determine if the inconvenience necessitates immediate action.

Any problems, deficiencies or complaints with the rental property should be brought to the attention of the Owner immediately, with photos provided. The Owner strongly encourages the Renters to conduct their own survey/assessment of the rental property upon arrival.

WIFI is available, but the Owner cannot guarantee that there will be no service interruptions. WIFI connection and password will be provided but the Owner is unable to troubleshoot connection issues.

The Owner reserves the right to inspect the premises before your departure.

If for any reason beyond the Owner's control the property is not available on the date booked or the property is unsuitable for rental, all rent, and charges paid in advance by the Renters will be refunded in full and the Renters shall have no further claim against the Owner. This does not apply to power outages that may occur prior or during a rental commencing where the electricity supplier is in the process of restoring power within 48 hours.

The Renters undertake to release, indemnify, and hold the rental property Owner harmless against any and all loss, claims, and causes of action, demands and / or costs and expenses that may be incurred by the Renters or by any party in relation to the cottage rental. It is understood by the Renters that the Owner will not be liable whatsoever for any loss or any injury to the Renters or its guests using the cottage, its property, and its content during the rental term, however caused. The Renters acknowledge that the property and all its content are provided for the Renters use at their own risk. The Renters and its guests

are responsible for exercising due care and diligence in using the cottage's equipment. In addition, the Owner accepts no liability for loss of or damage to the Renters possessions on the Owner's property or land.

No driving or parking vehicles on lawns (septic beds). Renters are to park in the designated parking spaces provided.

No parties permitted.

No music outside chalets.

The cottage is a smoke free home. If you do smoke, tobacco or otherwise, please do so outside and dispose of your ashes and butts in an ash tray. Failure to comply will result in a deduction or loss of the security deposit.

The use of fireworks is not permitted within the boundaries of the rental property. Failure to comply with this may result in eviction without refund.

Please always respect our neighbours. Quiet time is 11:00 p.m.

Fires are to only be made in designated area provided. No large bonfires are permitted.

Fire bans are sometimes in effect. It is the sole responsibility of the Renters to be informed on whether or not fire bans are in place. The Renters will be charged if found in conflict with local by laws and shall be responsible for repercussions and/or fines. Check the website <http://www.lanarkhighlands.ca> or call (613) 259-2398 for more information.

Yes, there are bugs and wildlife.

Dogs only are allowed on the rental property. We do ask that you pick up after your dog(s), both inside and outside. Garbage bins will be provided for your use. Please remember to use bags before disposing of the waste. Failure to do so will result in a loss of the security deposit.

Please keep your dog(s) off of the couches, chairs, and human beds. Any damages caused by your dog(s) will result in a loss of your security deposit.

Dogs may not be left in the cottage, or unattended on the property at any time. Dogs must be on a leash or tether while on the rental property and must remain within the property boundaries. Repeated wandering and/or excessive barking may result in the neighbouring properties calling local bylaw officers. The Owner will not be held responsible for any pet-related bylaw fines.

Guests supply their own food and personal items.

Young children are welcome; however, there are no safeguards in place for infants/toddlers. The

stove/staircases/cupboards are open and could be a hazard.

The rental property is on a septic system (no city sewer), so the Owner request that only toilet paper be flushed. If the septic system is damaged, or backs up, it could add an unfortunate memory to your vacation.

Prior to check out we request your assistance to:

- Place all dirty dishes in the dishwasher (where provided) and turn ON.
- Take, or dispose of all leftover food items from fridge and kitchen.
- Place all garbage and recyclables in the containers.
- Leave the Cottage in a neat and tidy condition.

SECURITY DEPOSIT AND CANCELLATION POLICY:

We require a 50% deposit to reserve your week at the time of booking. Payment in full is required no less than 7 days prior to check-in (if paying by personal cheque, full payment is due 14 days prior to check-in). At the time the final payment is made, an additional \$500.00 security deposit is required as well as a \$200.00 cleaning fee. The security deposit will be returned within 7 days after check-out if no damage is done or additional cleaning is required during your stay.

Refunds will be issued 30 days prior to check-in. A 100% refund is provided to Renters canceling at least 30 days before check-in. A 50% refund is provided for Renters canceling from 14-29 days before check-in. No refunds are provided for Renters canceling less than 14 days prior to check-in.

Since weather is beyond our control, if the Renters choose not to come or to checkout early due to the weather, no refunds will be provided.

COVID-19 RESPONSE:

If the Provincial Government specifically bans short-term cottage rentals preventing the Renters from traveling to the cottage rental location, the Renters will be refunded in full. The travel ban must include the start date of the rental period for the Renters to be eligible for a refund.

The Owner strictly prohibits Renters with Covid-19 or in self-isolation to attend the rental property.

If the Renters have a reservation and a guest on the Rental Application Form tests positive for Covid-19, and the Renters wish to cancel, the Owner's standard cancellation policy applies.

To ensure the safety of the Owners and future Renters, the Renters will not be able to attend the rental property if any of the Renters have experienced any of the following within 5 days of the check-in date:

- If you have traveled outside of Canada.
- You have been in direct contact with anyone that is a confirmed or probable case of COVID-19.
- You have had recent symptoms of fever or new onset cough.
- If you have already been asked to go into self isolation for COVID-19 precautions.

Any cancellation made by the Renters shall be in writing via email. On receipt of such notice of cancellation, the Owner shall endeavor to offer another period equivalent to the period canceled. If unable to do so, the Owner shall refund to the Renters all monies paid (whether by deposit or otherwise) less a cancellation fee of \$150.00 per period booked.

By signing below, you and your guests agree to the terms and conditions as set out above.

Printed Name

Signature

Date