**Rental Contract**

**VACATION RENTAL AGREEMENT**

The Point at Big Gull Lake

ADDRESS : 1124 A/B Big Gull Lane
Arden , Ontario , Canada, K0H 1B0

**I would like to rent:  Cottage # 1     or    Cottage # 2    (please circle)**

**the week of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Landlord/Owner\_\_\_The Point at Big Gull Lake\_\_\_\_\_**

**Note: No more than 4 adults per cottage,  MAX OCCUPANCY  \_6\_**

**PETS - Allowed - Yes\_\_\_\_ No \_X\_\_\_**

**HOUSE PARTIES - Allowed - Yes\_\_\_\_ No \_\_X\_\_**

**GRILLING ON PORCHES/DECKS - Allowed - Yes\_\_\_\_ No \_\_X\_\_**

**Camping or Camper Vehicles on Site Permitted  - Yes\_\_\_\_ No \_\_X\_\_**

NAME       \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_              RENT                                     \_\_\_\_\_\_\_\_\_\_\_

Address:     \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                     SECURITY DEPOSIT              \_\_$425 US\_\_\_\_\_\_\_\_\_

                  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                ACCOMMODATION TAX      \_\_$0\_\_\_\_\_\_\_\_\_

Phone:        \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                         TOTAL DUE                           \_$\_\_\_\_\_\_\_us\_\_\_

                                                                       RESERVATION DEPOSIT       \_$300 us\_\_\_\_\_\_

                                                                                                                                                                                                                                              BALANCE\*\*\*                         \_\_\_\_\_\_\_\_\_\_\_

\* **CHECK-IN    Time/Day \_\_\_\_\_2PM\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\* CHECK-OUT  Time/Day \_\_\_\_\_\_11AM\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\*\* Balance is due in full \_\_4\_ weeks prior to check-in.**

**\*\* Payments shall be in cash, check, cashiers or travelers checks.**

In the event of a cancellation it is necessary to notify owner as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit will be refunded. **This agreement shall not be assigned or the premises sublet without written consent of Landlord** \_\_\_\_Lisa Wicks\_\_\_\_\_\_\_\_\_\_.

**I (we) hereby agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the owner. Before vacating, I (we) will clean the premises thoroughly, which includes the following**:

**1.**        Clean refrigerator. Leave no food or drink in it.

**2**.        Clean stove, range & grill, counter tops, sinks and appliances. Wipe all surfaces so that they are free of grease and food. Also clean microwave & coffee pot.

**3**.        Clean bathrooms (include tubs, toilets, sink, shower) and make beds.

**4**.        Vacuum floors and mop tile.

**5**.        Do not re-arrange furniture.  Owner will retain $25 from deposit for moving furniture back.

**6**.        Close & latch all window's upon departure.

**7**.        All food, trash, & recycling must be deposited in the trash facility (located behind the parking area), or taken with you at the end of your vacation. Instructions for acceptable trash separation located in each cottage.

**THE HOUSE MUST BE LEFT CLEAN TO RECEIVE FULL REFUND OF DEPOSIT. Cleaning supplies are furnished. In the event that a pet, house party or grilling on porches/decks is found on the premises during your stay, Landlord/owner shall have the right to ask you to leave the premises immediately with no refund of monies paid.**

**With the costs continuing to rise, we request that you do not abuse the air conditioning or heat, but use for comfort, keep windows closed & latched when in use. DO NOT HEAT OR AIR CONDITION PORCH AREA, AT ANY TIME. Do not leave windows open when leaving cottages. The cabins have a septic system, please do not dispose tampons, diaper products, personal wipes, or excess toilet paper.**

I (we) agree maintain the property in the same condition in which it was found. Reasonable wear and tear accepted.   I (we) agree to replace or pay for losses, breakage or damage should such occur.  Tenant shall furnish all towels, linens, blankets, etc.

. LANDLORD/OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

Please sign both copies and return one with your deposit check to the owner. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when deposit has been received. Please make all checks payable to Landlord \_\_\_\_Lisa Wicks\_\_\_\_\_.

**NOTE:  AIR CONDITIONING AND APPLIANCES ARE NOT GUARANTEED. REPAIRS WILL BE MADE AS SOON AS POSSIBLE. NO REFUND DUE TO FAILURE.   REFUNDS ARE MADE IF DUE TO  ACT OF GOD (see previous paragraph)**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant                                                          Date**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Landlord/Owner                                            Date**

**Please Mail Completed Rental Form & Check to:**

**Lisa Wicks**

**3869 Raccoon Valley Rd.**

**Millerstown, PA 17062**

**717-589-3177**