

**Bala Park Island Cottage Rental Agreement**

Name of Applicant(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Province: \_\_\_\_\_ Country: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Reference or Employer: \_\_\_\_\_

Phone Number: \_\_\_\_\_

License #: \_\_\_\_\_

Please give details of ALL people occupying the accommodation.  
(Include all overnight occupants and guests.)

1. Name: \_\_\_\_\_ Age \_\_\_\_\_

2. Name: \_\_\_\_\_ Age \_\_\_\_\_

3. Name: \_\_\_\_\_ Age \_\_\_\_\_

4. Name: \_\_\_\_\_ Age \_\_\_\_\_

5. Name: \_\_\_\_\_ Age \_\_\_\_\_

6. Name: \_\_\_\_\_ Age \_\_\_\_\_

7. Name: \_\_\_\_\_ Age \_\_\_\_\_

8. Name: \_\_\_\_\_ Age \_\_\_\_\_

9. Pet: \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_

Please provide age of teens and children plus age group for seniors and adults. (20-29) etc

Total Rental Payment for \_\_\_\_\_ nights \$ \_\_\_\_\_.

Check in AT \_\_\_\_\_ ON \_\_\_\_\_ (DATE)

Check out AT \_\_\_\_\_ ON \_\_\_\_\_

Deposit in the amount of \$ \$500. Paid on \_\_\_\_\_

Cash or Certified Cheque or Internet Payment

Damage Deposit in the amount of \$ \$500. Paid on \_\_\_\_\_

Cash or Certified Cheque or Internet Payment

Balance of Rental Fee in the amount of \$ \_\_\_\_\_ Paid on \_\_\_\_\_

Cash or Certified Cheque or Internet Payment

Signature: \_\_\_\_\_

**High Season**

\$1800. per week/ \$7000. Per month/ Weekends \$300. per night-minimum 2 nights

**Low Season**

\$1500. per week/ \$5000. Per month/Weekends \$250. Per night-minimum 2 nights

**Special and Holiday Weekends**

\$900. For 3 nights (minimum stay)

May-Victoria Day Weekend

July and Sept-Long Weekends

Oct-Thanksgiving Weekend

\$700. For 2 nights

Cranberry Festival Weekend

\$600. For 2 nights

**Booking Conditions**

**Reservation**

A cottage is deemed to be 'reserved' once we have accepted your rental application and received payment.

If a booking is made 30 days or more before the tenancy is due to start, it must be accompanied by a deposit of 30% of the total rental fee. If a booking is made less than 30 days before arrival, the full rent, plus any additional charges, must be paid at the time of booking. Damage deposit is payable in cash on arrival and refundable on departure.

**The Tenants agree:**

1. To pay for telephone charges incurred during a tenancy.
2. To pay for any losses or damages to the property, caused by the Tenant or a member of their party (reasonable wear and tear excluded),
3. To take good care of the property and leave it in a clean and tidy condition at the end of the tenancy. A cleaning service is not provided during the tenancy unless otherwise specified.
4. To permit the Owners and the Agents reasonable access to the property.
5. Not to part with possession of the property, or share it, except with members of the party shown on the booking form.
6. Not to exceed the total number of people stipulated in the property description and included on the rental application.
7. Not to cause an annoyance or become a nuisance to occupants of adjoining premises.

**1. Duration and Times of Letting**

Lettings are for a maximum of four weeks and commence at 4.00 pm on the first day of the tenancy and end at 11.00 am on the day of departure unless otherwise negotiated. The period booked cannot be extended unless the Agent give written approval. The Tenants will be liable for any cost of whatsoever nature incurred because of an unauthorised extension.

**2. Non-availability of Property**

If for any reason beyond the Owners' control the property is not available on the date booked (owing to fire damage for example), or the property is unsuitable for holiday letting, all rent and charges paid in advance by the Applicants will be refunded in full, but the Applicants shall have no further claim against the Owners or the Agents. This does not apply to power outages that may occur prior to a rental commencing where the electricity supplier is in the process of restoring power or has scheduled a restoration of power within 48 hours of the rental commencing.

**3. Liability**

The Agents do not accept liability for any act, neglect or default on the part of the Owners or any other person not within their employ or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Tenants or any other person may suffer or

incur arising out of, or in any way connected with the rental. In addition, the Owner accepts no liability for loss of or damage to the Tenants' possessions on the Owners' property or land.

#### **4. Complaints**

All complaints must be notified to the Agents immediately so that an on-the-spot investigation can be made if necessary and remedial action taken if required. In no circumstances will compensation be made for complaints raised after the tenancy has ended when the Tenant has denied the Agents or the Owners the opportunity of investigating the complaint and endeavoring to put matters right during the tenancy.

#### **5. Pets**

Pets are only permitted with the prior consent of the Agents or Owners and where permitted are to be kept under control and exercised off the premises. Pets are not permitted in the bedrooms or on the furniture and neither the Agents nor the Owners can accept responsibility for their safety. A weekly charge of \$200. or more may be made for each pet or for any damage incurred. Pets being excluded in a description does not guarantee there have been no pets at the property.

#### **6. Inventory**

The property will be inspected on your departure for damage or loss of inventory.

#### **7. Linen**

If linen is provided, there will be at least two sets for each bed for a fee of \$50. per bed. The Agent does not change linen, except between tenancies. Bath towels and beddings are not provided unless arrangements have been made. Tenants should bring their own towels, bedding sheets and cases unless otherwise notified.

#### **8. Breach of Contract**

If there shall be a breach of any of these conditions by any of the Tenants, the Owners or the Agents reserve the right to re-enter the property and terminate the tenancy without prejudice to the other rights and remedies of the Owners.

### 9. **Authority to Sign**

The person who completes the Rental Agreement certifies that:

1. He or she is authorized to agree the Terms and Conditions on behalf of all persons included on the Rental Application, including those substituted at a later date.
2. The signatory is over eighteen years of age and a member of the party intending to occupy the property.
3. He or she agrees to take responsibility for the party occupying the property.

### **TIPS FOR COTTAGE RENTERS**

We want you to have an enjoyable cottage experience at Heron Cottage on Lake Muskoka when you make our cottage your vacation home. We offer these suggestions to help make you experience pleasant and memorable for all!

- ❑ Keep screen doors shut to prevent the invasion of wild critters such as racoons or chipmunks. Leaving a screen door open, even for a couple of minutes while you unload the boat, could be just the invitation they are looking for.
- ❑ Respect the septic system. Use the minimum amount of toilet tissue and don't flush anything away that hasn't been through your body first!
- ❑ Be honest about damage. Accidents do happen and cottage owners know this, so be upfront about any breakages or stains. You may be charged for replacement or repair for damages beyond normal wear and tear.
- ❑ Leave the cottage in the same condition you found it. If you wish to have cleaning service on departure there is a \$150. fee. Otherwise dishes should all be cleaned before departure and a thorough sweeping of rooms should be done.
- ❑ We will be happy to answer questions about problems, concerns or local activities.
- ❑ Expect the bugs in the spring and early summer: Black fly, deer fly and mosquitoes. Bug repellent or screened jackets are recommended in bug season for any outdoor walking activities.

**Above all - enjoy your time at Bala Park Cottage.  
It's your vacation time!**