



Rental Agreement

Between: _____
 (Guest(s))

And: Hien Hoang (Owner) and Theresa Roy (Owner)

From: _____ **To:** _____
 (Rental Date)

Guest's Contact Information:

Street: _____
 City: _____
 Province/State: _____
 Postal/Zip code: _____
 Daytime phone: _____
 Evening phone: _____
 Mobile phone: _____
 E-mail address: _____

Party Members: Maximum 10

Please list all members of your party. All persons listed below will be bound by the terms of this agreement.

	First Name	Last Name	Age
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

The Maximum number of occupants is 10. Only those guests stated by name in the Party Members list may use the cottage. Others are not allowed to use the cottage at any time unless agreed upon in advance with THE OWNER.



1. General

Sandy Cottage is a privately owned cottage which is frequently enjoyed by the Owners and their children. Guests are expected to treat the property with as much care and consideration as they would their own cottage.

2. Reservation & Deposit

For reservations made 30 days or more prior to arrival, 50% of the total balance due must be received within 7 days of booking your reservation. For reservations made less than 30 days prior to arrival, the full amount is due immediately. For reservations made less than 30 days before arrival, the full amount is due immediately and must be paid either by certified cheque, bank draft, money order or email interact e-Transfer.

3. Final Payment

The final balance, 50% of the total balance, is due no later than 30 days prior to your arrival (or immediately if the booking is received less than 30 days prior to arrival).

Non-payment by the due date will be treated as a cancellation as outlined in paragraph 5.

All payments must be made in Canadian funds and may be made by

Email interact e-Transfers to: sandypointcottage@gmail.com

Or by personal cheque payable to **Hien Hoang**.

Please mail payments to:

Sandy Cottage
192 Sonesta circle
Ottawa, ON, Canada
K2S 0H1

4. Changing Reservations

Any change or transfer of a confirmed reservation is subject to a \$50 administrative fee and is based upon availability. The owners reserve the right to refuse a transfer or change.

5. Cancellation Policy

When a deposit has been received the booking is considered confirmed and cancellation can only be made according to the terms below:

If the period of your rental is successfully re-booked at the same rate, you will receive a refund of all monies paid less a \$100 cancellation fee. If any part of the rental period cannot be re-booked, no refunds will be made.



6. Security/Cleaning Deposit

A security/cleaning deposit of \$500 paid with your final payment. The security/cleaning deposit will be cashed and held until a determination of the condition and content of the cottage can be verified. Amounts will be released to you within 30 days of your departure should no claim be made against it. The security deposit may be used in part or in full to pay for any damage caused by negligence on the part of the tenant and/or to cover the cost of cleaning should the cottage be left in an unacceptable state.

Guests are responsible for all willful or negligent damage caused to the property or its contents during their stay and acknowledge that the owners may seek restitution for any such damage.

7. Eligibility

Sandy Cottage is primarily focused on family vacation rental therefore bookings may not be accepted from:

- Groups of single persons under the age of 25
- All-male or all-female parties comprising of more than 3 persons

8. Subletting

Subleasing is prohibited and shall immediately void the rental agreement. You and/or your sub-letter will be asked to vacate the premises with no refund due.

Transfer of reservations may be permitted and is subject to a transfer fee (see [Changing Reservations](#)). Any transfer request is subject to approval by, and may be granted at the sole discretion of the owners. We will not unreasonably deny transfers.

9. Occupancy

Occupancy (including small children, infants and visitors) is not to exceed 10 persons. Overcrowding is a violation of these terms and may result in the Guest(s) being asked to vacate the premises without refund.

Please list the names and ages of all guests (including day visitors) in the section provided on the final page of this agreement.

10. Cleaning

Guests are responsible for leaving the property in the same state of cleanliness in which it was found and in good order before departure.

Guests are required to:

- Return furniture to its original location
- Wash and put away all dishes, or load and run the dishwasher
- Remove all food
- Bag and place all trash in the bins provided
- Appliances, countertops and other surfaces must be wiped clean
- Floors swept and cleaned.

Failure to complete the above will result in a charge against the security/cleaning deposit.



11. Smoking

Smoking is NOT permitted inside the cottage. All cigarette butts must be collected and placed in the trash upon departure.

12. Pets

Well behaved dogs are welcome at Sandy Cottage provided that we are notified in advance and subject to the following conditions:

- Dogs are not allowed on any cottage furniture;
- Dogs must not cause a nuisance to cottage neighbors (excessive barking / running loose);
- You are responsible for any flea removal costs or damage caused by your pet;
- You are required to abide by poop-n-scoop practices.
- Dogs must do their “business” away from playareas (playstructure, volleyball court and firepit)

Cats are not allowed at Sandy Cottage due to Owner’s allergies.

13. Check-in/Check-out

Check-in is no earlier than 11:00 a.m. on the date of arrival and check-out is no later than 5:00 p.m. on the date of departure. The period cannot be exceeded unless the Owners give written approval. Guests will be liable for any costs of whatsoever nature incurred because of an unauthorized extension.

14. Parties and Quiet Hours

There is a strict no-party policy and guests are asked to respect quiet times between 10:00 p.m. and 8:00 a.m. Repeated noise complaints may result in guests being asked to vacate the premises with no refund owed.

15. Keys

Keys for the cottage can be found in a lock-box on the premises and you will be given details prior to your arrival. Lost keys will be subject to a \$25 replacement charge which will be deducted from the security deposit.

Please note: Under no circumstances will the keys be released until full payment (including the security/cleaning deposit) has been received and cleared.

16. Trash

All trash must be bagged (separate recycling and garbage) and placed in the bins provided. Bins must be kept securely closed at all times in order to avoid the problems of feeding the local wildlife.

17. Items NOT Furnished

The cottage does not come equipped with bed linens, pillows, towels, soap, paper products (including bathroom tissue)



18. Campers, Motor homes and Tents

Large campers and motor homes are not permitted to park on the property. Smaller campers (tent-trailers) and tents are permitted with prior approval providing that they do not damage the property.

19. Campfires

Campfires are permitted only in the provided fire-pit.

Fires must be supervised and kept to a manageable size.

Fires must be extinguished with water prior to leaving the firepit area.

Fires will not be allowed during local fire bans.

Any fines/damages resulting from a campfire are the responsibility of the Guest(s).

20. Mechanical & Appliance Failure

We will use our best efforts to have mechanical (water, septic, electrical and plumbing) and appliance failures corrected as soon as possible but cannot control the scheduling of outside contractors. No refunds or rebates will be made for appliance or other equipment nor mechanical failures or breakdowns. The Owners shall have the right to arrange, inspect and make repairs during the rental period. Guest(s) will be charged for unnecessary maintenance and service calls or repairs caused by abuse beyond normal wear-and-tear.

21. Repairs

Guests should not attempt repairs and should contact the owners as soon as possible to make emergency repairs.

22. Unforeseen Circumstances

If for any reason beyond the Owners' control the property is not available on the date booked, or the property is unsuitable for holiday letting, all rent and charges paid in advance by the Guest(s) will be refunded in full. The Guest(s) shall have no further claim against the Owners.

24. Damages

You assume responsibility for any willful or negligent damages to the cottage and its premises by you or your guests. It is strongly recommended that you have homeowners or tenants insurance and make sure that the coverage includes liability insurance.



25. Liability

Owners assume no responsibility for injury to any cottage guest nor the loss of or damage to the Guest(s)'s possessions on the Owners' property. Guest(s) hereby agree(s) to make restitution for and hold and save harmless Owners and their agents from loss, damages, claim, demand, suits, judgments, liabilities or any cause whatsoever, which the Owners would be otherwise held responsible for arising from any injury or death to persons or property, or any claim on account thereof resulting from Guest(s) use of the premises or Guest(s) failure to comply with this agreement, either in or about the occupied property or elsewhere.

26. Guests Responsibility

Guest(s) is responsible for all terms and conditions set forth in this document for them, their guests or others they may have on the property during their term of occupancy.

27. Validity

If any term or provision in this Rental Agreement shall in whole or in part be held to any extent to be illegal or unenforceable under any enactment or rule of law that term or provision or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

Guest(s) signature: _____

Date (yyyy/mm/dd): _____