

## Valley Cottage Rentals Calabogie, Ontario



## Terms, Conditions and House Rules for Rental

May, 2018

The owner has agreed to provide a cottage that has been accurately described, we'll ask you to agree with the Terms and Conditions below; to keep it well-maintained and leave it in good condition according to the checkout instructions, on departure.

Terms and Conditions:

- It is agreed and understood that the cottage is owned and operated by the "owner" and is offered as vacation rental accommodation to the "Renter" according to the terms and conditions set out below. The renter agrees 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.
- Maximum adults- see webpage
- We rent to families and responsible adults.
- Age Restricted: We do not rent to groups of singles under the age of 30.
- Reservations are confirmed upon receipt of deposit. Rental confirmation by email will be provided to the Renter upon receipt of the required minimum payment.
- Maid service is not provided. Chalets are to be left clean as on arrival
- Check in time is 2:00 p.m. Check out time is 11:00 a.m.. Please ask if other times are required.
- The renter acknowledges that he/she will personally occupy the rental property for the entire rental period.
- Keys are to be returned to the lock box on departure.
- The renter agrees not to trespass on others 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 more accurately reflect the cottage property.
- 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.
- Small inconveniences can be expected. The Owner reserves the right to determine if the inconvenience necessitates immediate action.
- If WIFI is available we do not support it as we do not want calls that it is not functioning due to Bell Canada service interruptions or issues with customer's equipment.
- 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 renter will be refunded in full and the Renter 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 renter undertakes 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 renter or by any party in relation to the cottage rental. It is understood by the Renter that the cottage "Owner" will not be liable whatsoever for any loss or any injury to the renter or guests using the cottage, its property and its content during the rental term, however caused. The renter acknowledges that the property and all of its content are provided for the Guest's use at their own risk. The Renter 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 renter's possessions on the Owner's property or land.
- No driving or parking vehicles on lawns (septic beds)

- No parties permitted
  - No music outside chalets
  - No smoking in the chalets
  - No fireworks
  - Please respect our neighbours at all times. Quiet time is 10:00 p.m.
  - Fires are to only be made in designated areas. No large bonfires are permitted.
  - Fire bans are sometimes in effect, responsibility is on the renter. The renter will be charged if found in conflict with local by laws. Check this website:  
<http://www.townshipofgreatermadawaska.com> for Lanark (Clyde Lake) Phone: (613) 267-4200
  - Yes there are bugs and wild animals.
  - Ask if your pets are allowed on the cottage you have rented. (See individual cottage webpages) Dogs only (sorry too many people allergic to cats.) Our cottages are pet friendly. Pets must be kept on property (not allowed to roam). When off our property keep pets on leash. Keep dogs off the furniture. Clean up is expected.
  - Guests supply their own linen, towels, food and personal items.
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## **Cancellation Policy**

All deposits are non-refundable

Cancellations for daily reservations can be made 7 days in advance

Cancellations for weekly reservations can be made 14 days in advance

For cancellations made within the required notice period, deposits can be applied to a future rental period if space is available

Since weather is beyond our control, if you choose not to come or to checkout early due to the weather, you will forfeit your payment.

## **House Rules**

- No smoking. Smoking is not permitted inside the property or near any open windows or doors.

- Evidence of Smoking or Pets (where pets are not permitted) inside the Cottage would result in complete loss of security deposit.
- No parties or events
- Not safe or suitable for infants (Under 2 years) - 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.
- Check-in is anytime after 2PM
- Check out by 11AM
- Self check-in with a combination provided in advance to a lock box
- For your comfort and enjoyment, we strive to maintain a very high standard of CLEANLINESS. To assist us, we ask that you remove outdoor footwear and leave the cottage in a neat, tidy condition on your departure.
- Skis and Snowboards are not permitted inside the Cottage.
- With use of the Internet where provided, you agree to use it for legal purposes only.
- We're on a Septic system (no city sewer), so we request that only toilet paper be flushed, please! If the septic system is damaged, or backs up, it could add an unfortunate memory to your vacation.
- Fires are to be contained within the Fire Pit or device provided and shall be extinguished after use. No large Bonfires.
- In order to adhere to local policies, we ask that only Clear Bags be used for all waste and recycling items.

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
- We appreciate your understanding and cooperation, thank you!

You must also acknowledge

Security Deposit - if you damage the home, you may be charged up to \$750