

Short Term Rental Agreement
for
Brenda's Farmhouse in the County
2209 County Rd 7, Prince Edward County

Made and entered into this _____ day of _____, 2010 between Brenda Hellyer, herein called the owner and _____ herein called the renter whereby the owner agrees to rent to the renter the property located above (also known as Brenda's County Retreat or Brenda's Retreat) on the following terms and conditions:

Rental rate..... \$1600/week CDN

Rental period _____

Deposit required to secure the reservation.....25% _____

Damage deposit....\$200.00 CDN (due 30 days prior to arrival)

Balance ... _____ (due 30 days prior to arrival)

Check in time...3:00 pm Check out time 11:00 am

1. Rental fee is payable in two instalments. The deposit secures the reservation and the balance, including the damage deposit, which is due 30 days prior to renter's arrival.
2. Upon receipt of the balance, you will be contacted regarding arrangements to obtain the key to the premises.
3. Owner will be responsible for the cleaning of the property. Renter is asked to wash all dirty dishes, glasses and cookware before leaving the property.
4. Upon inspection by the owner, the damage deposit to be refunded to renter no later than three days after renter's departure. Determination of amount refunded is entirely between owner and renter.
5. The renter agrees to pay for damages to the premises and property, including but not limited to furnishings and household items which occurs as a result of the renter's occupancy. Damage will not include normal wear and use.
6. The renter may not sublet or transfer this agreement without the written consent of the owner.
7. The owner or designated agent may enter the premises at any reasonable time, with or without notice, for the purpose of making repairs and inspections.
8. The renter must be present at all times when guests are on the rental property.
9. The owner shall not be responsible for any accident or injuries occurring to the renter or guests of renter on this property or premise.
10. If the renter violates any of the conditions of this agreement, or limitations outlines, the owner may terminate this agreement and enter the premises by force or statutory proceedings. In which any monies paid by the renter will be forfeited by the renter as liquidated damages.
11. The renter agrees to reimburse the owner for any penalty that may be imposed on the owner by any court by reason of any violation upon the premises through fault of the renter, his/her family member or guests.
12. If the renter cancels this agreement more than thirty days prior to the commencement of the rental, the renter's deposit will be refunded less a \$100:00 cancellation fee. If the

renter cancels this agreement thirty days or less from the commencement date of the rental, the renter agrees that the deposit will be retained by the owner as compensation for the period of time that the premises have been withheld from the rental market.

13. The renter waives any and all security provisions.
14. The renter agrees to comply with the following Rules and Regulations affecting the rental premises:
 - a) Pets are allowed.
 - b) Smoking is restricted to outdoor areas.
 - c) Garments, towels and wet bathing suits are to be hung on the lines provided or dried in the dryer.
 - d) Shooting firearms or fireworks are prohibited.
 - e) Occupancy of the premises shall be reasonably quiet and peaceful so as not to disturb other residents and their guests in the neighbourhood.
 - f) Garbage is to be secured by renter in plastic bags provided by the owner and placed in the garage in the garbage bin. Recycling may be disposed of in the recycling bins.
 - g) Linens, sheets, pillowcases and towels will be supplied by owner. Also supplied are toilet paper and dish detergents. Beach towels and personal soap products are not supplied.
 - h) Keys may be left within the house on the kitchen table or replacement costs will be deducted from the damage deposit.
 - i) Owner is not responsible for personal belongings damaged by lightning, rain, flood or other natural disasters.

MY SIGNATURE CERTIFIES THAT I HAVE READ AND I AM IN AGREEMENT WITH THE TERMS SPECIFIED IN THIS RENTAL AGREEMENT.

Renter's signature _____

Date _____

Printed name _____

Telephone _____

Email address _____

Owner's signature _____

Date _____

Brenda Hellyer
3 Queen street
Picton, On
613-476-6264
organic@kos.net

Please sign one copy and return to me. The other copy is for your records. *Thank you!*