

RENTAL OF DREAM ON RIL LAKE - MUSKOKA COTTAGE RENTAL

Terms and Conditions:

Upon payment of the deposit by the Renter and acceptance of the booking by the owner, the Renter becomes liable for the balance of the rent for the full period of the rental.

The renter shall pay for bookings of any rental: a) on making application for such rental, a deposit of half of the rent; b) no later than four weeks before the beginning of the rental, the balance of the rent and any security deposit required by the owner.

The owner shall assume that the agreement is cancelled and the deposit is forfeited if the rental fails to pay the balance of the rent no later than four weeks prior, fails to submit the security deposit.

The renter undertakes:

- a) That the number of people occupying the property shall not exceed eight at any time, without express written agreement of the owner and clearly stated in the rental application form that was submitted and accepted.
- b) To keep the property and all furniture, fixtures, fittings and effects in or about the property in the same state of repair and condition as at the commencement of the Rental.
- c) To replace any part of the property or the furniture, fixtures, fittings and effects damaged or destroyed with similar articles of at least equal value or if the owner requires, pay to the owner the value of such part of the property destroyed or damaged.
- d) To vacate the property at the end of the rental and to leave it in a clean and tidy condition.
- e) To report to the owner directly of any damage done to the property or any of the furniture, fixtures, fittings and effects.
- f) To charge all long distance telephone calls to either a credit card or another number. Failure to comply with any of the above undertaking will result in the forfeit of part or all of the security deposit.

As between the renter and the owner, the renter shall be solely responsible for all damages caused, or long distance charges incurred regardless of who in the renters parts caused the damages or incurred the charges and regardless of how or why such damages or charges were incurred.

The Owner shall be entitled to collect from the renter a returnable deposit as security for the observance by the Renter of his undertaking and of the conditions of the Rental in the amount of \$1000.00. The owner reserves the right to be the final arbiter in any damage claims and to determine the amount of any full or partial payment to the owner made from this deposit. The deposit may also be used to pay for any unauthorized long distance telephone calls made during the period of the rental.

The damage deposit shall be returned, in the form of a cheque, after the renter has departed from the property and the owner (or his representative) has had an opportunity to inspect it for any damage. Although we attempt to do this within one week of the rental period ending, it is not always possible to do so.

The owner, his representative and / or other personnel designated shall be allowed access to the property at any reasonable time during the rental.

The renter agrees to abide by any reasonable household rules posted by the owner at the property. If the renter's standard of behaviour is such that it leads to repeated complaints by others, the renter agrees to forfeit his rental and the balance of the rent and to vacate the property forthwith.

The owner shall not be responsible for any personal injury or loss, however caused, which shall be sustained by the renter or any other persons who may be on or about the demised premises, or by the renter or any other person who uses any recreational equipment that may be on or about the property. All risks of any such injury or loss shall be the sole responsibility of the renter.

Rental Application (Fax to 416-246-9155)

Full Name: _____

E-mail Address: _____

Address: _____ City: _____

Province/State: _____ Postal Code: _____

Telephone Numbers: _____

Number of Years at Present Address: _____ Rent [] Own []

Employer's Name and Address: _____

Job Title: _____ Length of Employment: _____

Driver's Licence Number: _____

Licence Plate Number: _____

Name and Ages of All Adults and Children Occupying Cottage:

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Note: SMOKING AND PETS ARE NOT ALLOWED.

Name of Cottage Requested: _____ Dream on Ril Lake. _____

Booking Date(s) Requested: _____

I hereby state that the above information is correct and that I have read and agree to the Terms and Conditions.

Signature

Date