

Rental Information Kit

Please print and take this document with you to the cottage.

WELCOME:

We would like to take this opportunity to welcome you to our cottage and extend our best wishes for an enjoyable vacation. In order to make your stay more pleasant, the following pages include valuable information regarding the cottage itself, instructions, and some general notes.

Sincerely,

Kim and Michele Kimbark

COTTAGE ENTRY

Check-in time is 1:00 p.m. Please do not arrive before this time. (Unless otherwise arranged.)

Check-out time is 11:00 a.m. (Unless otherwise arranged.)

Please note: I will meet you at the cottage at 1 p.m. sharp on the day of your arrival. I will ensure that the cottage is opened up for you and after I have shown you around and where everything is located, and once I have received the balance of the rental monies I will give you the key or combination key code.

HOUSEHOLD RULES

A NOTE TO OUR GUESTS:

The Household Rules are a further addition to the terms and conditions of rental outlined on your Cottage Booking Agreement. Please review both documents carefully and assure that all members of your party are familiar with the contents, particularly the conditions of rental and cleanliness guidelines. Just as you appreciated the clean and well maintained state in which you found the cottage, we ask that you leave the cottage clean and tidy for the next guests.

Entertaining guests are very much part of cottage life; however the maximum number of persons determined for this cottage is based on the number of beds, and the owner's wishes. Remember in addition that the cottage is occupied on an ongoing basis throughout the summer by other clients and the owner's family and friends. Please do not exceed the maximum number of persons allowed with regard to guests. Your thoughtful consideration of your cottage neighbours' need for quiet and privacy will be appreciated. (please refer to paragraph 10 under Terms and Conditions on your booking Application Form.)

***You will need to bring your own towels unless otherwise noted, paper products, food (including condiments and spices), or any specialty items you would require. For a list of what amenities are available for you at the cottage please refer to the cottage inventory above.**

COTTAGE CONTACT PERSON: Should you have a question with regards to the running of equipment, experience a problem or maintenance issue at the cottage during your stay please call Mr. **Kim Kimbark (Owner)** for assistance on my cell number at *given upon booking*

If there is a serious life threatening emergency at the cottage, please call 911.

GAS FIREPLACE: There is a Natural gas Fireplace but we would kindly ask you not to use it during the summer months unless absolutely necessary.

AIR CONDITIONING: There is an air conditioner for your use and three fans; one in each of the bedrooms. There is a remote control located on the wall leading into the bedroom hallway. Please use it only when required and be sure to turn it off when not required and at the end of your stay. Please make sure that all the windows are closed when using it and do not cool it below 70 degrees F. please.)

OUTDOOR FIRES: Recreational "campfires" are only allowed if the cottage owner's have an established permanent fire pit area. Before lighting any fire out of doors, check with the local Municipal office with regard to fire regulations, restrictions and required permits and get permission from the cottage owners first please!

FIREWORKS: Fireworks cause forest fires. The lighting of Fireworks is absolutely **FORBIDDEN** at our cottage. Any renter caught lighting fireworks will be immediately evicted.

WASTE DISPOSAL: Never leave garbage outside the cottage unless you put it in a sealed garbage bag and into garbage container located

off the kitchen. Country critters (raccoons, bears, skunks) love garbage. Unless you wish to be visited by these friendly and hungry animals, please follow the garbage disposal instructions below.

Garbage Disposal Instructions:

*Curbside garbage/recycling pickup is available on Tuesday mornings. Garbage bag stickers will be provided for you (4 max./ week stay)

*At the end of your stay, all garbage/recycling is to be taken with you.

*No garbage/recycling is to be left at the cottage.

*If any garbage/recycling is left at the cottage, it may result in a \$25.00 disposal charge.

WATER SOURCE: Municipal Water

Cottage Water Source: [X] Municipal

BATHROOM: [X] Municipal Sewer

The basic rule is do not put anything down the toilet other than natural waste and toilet paper (and be conservative with the paper). No paper towels, Kleenex, tampons, pads, matches, hair, grease, strong chemicals, etc. These are guaranteed to cause plumbing issues.

BARBEQUE: We would ask that you refill the tank at the end of your stay if it appears to be close to empty. There is a full tank on the shed should you need it. That way it will be ready for the next guest. Please do not burn any foreign materials (e.g. wood) in the barbeque if it is a gas/propane type. Barbeque grill should be cleaned/brushed after each use. **Propane can be replaced at the variety store on Wellington St. in Port Burwell. Make sure that it is shut off when not in use!**

TELEVISION: There is a satelliteTV with Netflix and other free apps with streaming capabilities. **The cottage comes with a TV, DVD player and VCR. Movies can be rented but we suggest you bring your own.**

PATIO FURNITURE ON COTTAGE DECK: Please fold up patio umbrella when using it and at the end to avoid it blowing away and causing significant damage.

COMMUNITY NOTES: Cottage communities have become very inter-dependent. Everyone knows everyone else and keeps an eye on their property for them. Don't be surprised if someone asks who you are. Explain that you are guests of the Kimbark's. Your due consideration of the owner's place in that community will be appreciated - no loud parties or noise after 10:00 P.M., and observe normal boating and water guidelines, etc.

USE OF OWNER FOOD SUPPLIES: Since the owners use the cottage themselves, they may leave some food supplies or staples at the cottage. You are welcome to use these if you need to, but we ask that you replace any supplies that become depleted during your stay.

PETS: Domestic Pets (cat or dog) are permitted with approval from the owners. Any Vacationer who contravenes said conditions shall be subject to immediate eviction without refund and/or a penalty of \$100.00 per day at the discretion of the owner. Pet owners must

abide by the conditions set out in the rental agreement otherwise the renter shall forfeit their monies and be evicted from the premises at the sole discretion of the cottage owner.

Please note that If a property is advertised as "NO PETS" restricted, this does not necessarily mean the cottage has not had pets present at some time. The owner takes no responsibility for conditions arising from allergies at any cottage, whether noted as "NO PETS" or not.

SMOKING: No smoking is permitted inside this cottage. However smoking is permitted outside the cottage. Do not leave any cigarette butts on the property. Please use a proper receptacle to dispose of them.

CHECK OUT TIME: Your adherence to the check out time of **11:00 a.m.** unless otherwise indicated on your booking confirmation form, will be appreciated, in order to allow time for cottage maintenance, cleaning and preparation for the next cottage guests.

NOTES ON INSECTS, LOCAL WILDLIFE: Insects (mosquitoes, earwigs, wood roaches ants etc.) and mice are very much part of cottage country. To discourage these pests endeavour to keep exterior screen doors closed at all times, do not leave damp or wet towels lying on decks or open food/crumbs on tables and counters.

CLEANING: Thank you for your thoughtfulness and consideration in leaving the cottage (inside and out) thoroughly clean and tidy, as it was for your arrival. Cleaning equipment and supplies normally used have been provided to make your task as easy as possible. If you deplete any of these supplies, please replace them for the next guest. (Please check the inventory list to determine if cleaning supplies are indeed included).

Cottage Cleaning List: *given upon booking* is a housekeeping check list we would ask you to utilize prior to your departure at the end of your stay. (Please note that it is required that the cottage be left thoroughly clean and tidy. If the property requires substantial cleaning following your departure, you may be subject to a **\$50.00 cleaning fee**).

UNLESS OTHERWISE SPECIFIED or AGREED UPON, CHECK IN TIME IS 1 PM AND CHECK OUT TIME IS 11:00 A.M.

IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CALL ME IMMEDIATELY AT *given upon booking* OR TEXT OR EMAIL ME.

ACCIDENTS AT COTTAGE we understand that accidents can happen at the cottage during your rental. If something breaks DON'T PANIC. Please call me at *given upon booking* and inform us of the accident. This will allow us to make arrangement to have the broken item fixed or replaced and a bill for damages sent to you IF REQUIRED?

Terms and Conditions of All Vacations and Rental Agreement Form

1 General

The person or persons who provide payment for booking the rental property Address *given upon booking* hereafter referred to as the "Vacationer". The person renting out this cottage shall be hereafter referred as the owner.

2. Contract:

By signing the agreement form below the Vacationer understands and agrees that they are entering into a legal binding contract between the Vacationer and Property Owner. The issuance of a written or electronic confirmation to the Vacationer by the owner shall complete a binding contract between the Vacationer and the Property Owner.

3. Limitations of Liability

The Vacationer represent, warrants, acknowledge and agrees to the Property Owners (Kim and Michele Kimbark) that they will use the cottage and its facilities in accordance with the terms and conditions of this agreement and the house hold rules and that they do so at their own risk and that they indemnify and save the Property Owner harmless from any claim made as a result of personal injury, sickness or death, loss or damage, however caused, to person or property of the Vacationer or their family, guests, visitors, servants and agents during or after the time of occupancy. Further, the Vacationer accepts full responsibility and agrees to pay for any repairs to damage to or replacement of said equipment, if caused by the vacationer or any of their family, guests, visitors, servants and agents.

4. Vacationer liability

The Vacationer agrees to accept all liability for any damage beyond normal wear and tear during the term of the Vacation; And to also to pay any penalties listed in this agreement and house rules for failure to meet any of the terms and conditions listed there in.

5. Payment

5.1 Bookings shall be confirmed in writing, email or text by the owner on payment of a deposit

5.2 Receipt of any deposit by owner's written confirmation/email/text of the reservation shall constitute acceptance of your booking.

5.3 The balance shall be payable on the day of the Vacationer takes possession.

5.4 All payments shall be made to the owner by cash only or money e-transfer only.

6. Alternative Accommodation:

6.1 In the highly unlikely event that the owner shall be unable to arrange the holiday accommodation requested by the Vacationer after a deposit has been paid, the owner shall refund in full, to the Vacationer all monies paid by him.

7. Cancellation:

Any cancellation made by the Vacationer shall be in writing addressed to the owner and may be sent by email to *given upon booking* and/or text to *given upon booking*. On receipt of such notice of cancellation, the owner shall keep half of the total rental amount or the amount of the deposit which ever is the greater.

8. Representation

The information contained in any printed materials is believed to be accurate at the time of printing/viewing. However, the owner reserves the right to make alterations thereto and the owner shall endeavor to inform the Vacationer of such alterations. If the alterations relate to fundamental elements or services, the owner shall attempt to provide comparable fundamental elements or services. If these comparable elements or services, prove unacceptable to the Vacationer the Agency shall bear no responsibility other than to provide an appropriate refund for those unavailable fundamental elements or services.

9. Fundamental Elements

9.1 Fundamental elements refer to water systems, plumbing and electrical systems, major appliances, such as refrigerator and stove.

9.2 Fundamental elements do not refer to recreational items such as boats, motors, televisions, DVD, hot tubs, internet access, computers, washer and dryer. These elements are provided at the discretion of the property owner as an added feature for the Vacationers use. While every attempt will be made to ensure that such equipment is in working order during your vacation or rental period, should they breakdown or some other situation occur whereby these elements are not available for the term, the Property Owner will not take responsibility for replacing the elements or refunding any part of the rent to Vacationer for the lack of use of these elements.

9.3 The Property Owner doesn't accept responsibility for weather conditions or conditions at neighboring cottages.

10. Number of Persons Using the Holiday Accommodation:

The number of persons present overnight and during the day on the property shall not exceed the number of guests listed on the booking agreement, without prior authorization from the owner. In this case it is **6 people** in total.

10.1 Vacationers who contravene the maximum numbers of adults and children (**individuals 16 years old and older at considered adults**) permitted at each cottage will be subject to immediate eviction without refund or an additional

nightly charge of \$100.00 per person, **at the discretion of the Owner.**

10.2 There will be **no subletting** of the cottage property permitted. Where separate parties will be occupying the property at different time periods, booking forms must be completed for each party.

10.3 There shall be **no camping, tenting, outdoor fires, or otherwise placing auxiliary accommodation facilities on the property without prior written authorization.**

11. Access:

The Property Owner and/or the Agency's agents shall be allowed access to holiday accommodation at any reasonable time during any holiday occupancy if required?

12. Repair:

12.1 The Vacationer shall keep the holiday accommodation and all furniture, fixtures, chattels, fittings, and effects in or about the holiday accommodation in the same state of repair and condition as at the commencement of the holiday, and shall leave the holiday accommodation in the same state of cleanliness and general order in which it was found. Failure to do so, to the satisfaction of the Owner, may result in a damage/cleaning charge being levied.

12.2 The Vacationer shall not rearrange the furniture or fixtures in the house.

13. Other Conditions of Booking:

The Vacationer shall abide by the conditions of booking and any other instructions contained in the Household Rules, Inventory Listing and/or as noted on the face of this form. All such conditions apply to guests visiting the property, whether day visitors or overnight.

13.1 Any Vacationer who contravenes said conditions shall be subject to immediate eviction without refund and/or a penalty of \$100.00 per day at the discretion of the owner.

14. Pets

14. Domestic Pet(s) (cat or dog) are only permitted on the property if they are indicated on the booking application form and approved by the owner. The number of pets is restricted to two, unless prior, written authorization is obtained by the Owner. The Vacationer warrants that their pets are caught up on all shots, flea and tick prevention, and have a valid dog license(s) and are well behaved.

14.3 The Vacationer acknowledges that the Owner accepts no liability for any pets or their actions or guests actions.

14.4 Guests visiting the cottage are not permitted to bring a pet without the express written permission.

14.5 The Vacationer Further agrees to abide by all local bylaws and pay the Owner the total value of any damages caused by the pet.

14.6 Any Vacationer who contravenes said conditions shall be subject to immediate eviction without refund and/or a penalty of \$100.00 per day at the discretion of the owner.

14.7 The owner takes no responsibility for conditions arising from allergies at any cottage.

15. Inventory Listing/Household Rules/Route Directions/Booking Confirmations:

These documents shall be considered to be an extension of this Booking Terms and Conditions and the Vacationer shall abide by all instructions and information contained therein. If the Vacationer has not received these documents one week prior to the holiday period, the Vacationer shall notify the owner and obtain said documentation.

16. Keys:

16.1 The Vacationer agrees to return the cottage keys as directed in the house rules

16.2 The Vacationer agrees to pay a \$20.00 charge for failure to return the keys within the stipulated time and location.

17. Proof of Insurance Coverage

The owner reserves the right to request proof of a home/contents insurance of each Vacationer to demonstrate that any damage made at the property will be covered by the Vacationer's home/contents insurance.

NOTICE

Unless specifically towels, food and personal items are not provided with the holiday accommodation