

# RENTAL AGREEMENT

## For Unit #5 in Westside Townhouses

Rental Terms: You are renting a fully furnished 3 Bedroom/2 Bath Town house located at 10906 98ave in La Crete, Alberta, Canada. With Blue-ray player, 32"LCD TV, microwave, stove, dishwasher, refrigerator, washer, dryer, linens, towels, fully supplied kitchen.

Rental Policy: Minimum stay is 1 week

Minimum Age Requirement: At least one member of the party booking & staying in this property must be 25 years of age or older.

The maximum number of guests is seven

Deposit Policy: Your preferred dates are secured with a 50% deposit, with the remaining balance due 30 days before arrival.

The reservation shall take effect and be confirmed only once the deposit is received. Rental deposits can be securely paid online through Paypal on our Payments Page or other arrangements can be made to pay by cheque or money order.

Cancellation Policy: All payments are non-refundable unless cancelled 30 days or more before arrival date. If we are able to rent the property for the same rental period, we will refund your money at the re-booked rate.

The Guest shall have no right to reimbursement if the Owner is unable to rent the property for the same rental period.

No credit shall be given for late arrivals or early departures.

This owner reserves the right to discontinue occupancy with no refund if, in the owner's opinion, the Guest is detrimental to the rental premises, or is in violation of this Agreement.

**NO SMOKING** is allowed in the Townhouse.

**NO PETS!** Owner reserves the right to discontinue occupancy with no refund if a pet is found on the rental premises and assess a minimum fee of \$150 for flea extermination, additional cleaning, or other damage.

**NO HOUSE PARTIES!** Owner reserves the right to refuse occupancy or discontinue the rental with no refund if a house party is detected. A house party may be, but is not limited to, any group made up of predominantly young people under the age of 25 who are not members of the same family. Guest agrees to abide by the occupancy limitations set forth for the rental premises.

The guest agrees to pay Owner for any damage to the premises, excluding normal wear and tear. This includes, but is not limited to, damage to interior and exterior walls, ceilings, floor, carpets, windows, doors, locks, hardware, plumbing fixtures, cabinets, stove, refrigerator, water heater, lights and other fixtures, furnishings and appliances. The Guest is responsible for damages caused by any act or neglect of the Guest, or member of the Guest's party.

The guest bears the risk of loss of personal property on the premises, and the Owner shall not be liable for damage to personal property of the Guest.

Appliance/Equipment failures will be repaired as quickly as possible. Refunds will not be made for appliance/equipment failure.

Owners and any Owner Agent are not responsible for theft or injury to the Guest or members of his party.

**Check In:** Guests will notify the owner of any damage during check in. Any damage therein will be the responsibility of the Guest to be paid to the Owner before departure.

**Check Out:** Guests must leave the property in a clean condition to include the following:

- €All trash must be removed and placed in trash receptacle outside the unit
- €All food must be removed from the refrigerator, stove, and microwave
- €The thermostat is to be set at 65 degrees at departure
- €All dirty dishes are to be cleaned