

Rental Agreement

Welcome and thank you for your interest in Shuswap Lake Vacation Rentals. Prior to confirming reservations it is best that rental conditions, policies and expectations are clear to everyone. This will help ensure that all experience a relaxing, safe and enjoyable holiday. Thank you for your cooperation.

PAYMENT: We require a 50% deposit of your total rental payment to confirm and hold your reservation. Payment is required within 10 days of acceptance of your reservation request. We also require a signed copy of this Rental Agreement with the initial deposit. The balance of payment is due 45 days prior to your check-in date. Payment can be either personal cheque or money order payable to: Richard Tennant, 6450 Dayton Drive, Chilliwack, BC, V2R 1V2.

DAMAGE DEPOSIT: We require a \$500.00 damage deposit 45 days prior to your arrival date. The damage deposit cheque will be cashed, then refunded after inspection of the property and its contents. Examples of total or partial damage deposit loss include:

- Dirty dishes left in sink or cupboards
- Missing or broken items—linen, furniture, kitchen essentials, complimentary DVD's, etc.
- Damage to the interior or exterior property, grounds, or contents of the building
- Smoking inside of the building
- Pets in or on the premises
- Excessive cleaning to the interior or exterior of the property
- Damage caused by visitors to the property
- Expenses incurred due to police involvement

ACCEPTANCE OF TERMS AND CONDITIONS OF THE RENTAL AGREEMENT: No reservations will be granted without a signed Acceptance of the Rental Agreement. Please read the Rental Agreement carefully so you know what you are signing. If you have any questions, you are encouraged to contact us for clarification. To accept the Rental Agreement, print this page and sign in the space provided at the bottom. Include the signed copy of the Rental Agreement with your initial deposit.

CANCELLATION: We will accept cancellations 45 days prior to your arrival date and will refund any deposits received, less a cancellation fee of \$50.00. We do not accept cancellations received less than 45 days prior to check-in date. However, we will attempt to re-book your time slot and if successful, we will refund your payment, less the cancellation fee of \$50.00. *All cancellations must be received in writing.

CONFIRMATION: Once final payment is made, you will receive a confirmation letter and information concerning check-in and driving instructions. Information regarding local services and attractions will be available at the rental property.

GUEST SUBSTITUTIONS: No guest substitutions are permitted. Only those persons indicated on the original reservation request are allowed to check-in. Non-compliance with this policy will result in cancellation of the reservation and loss of any deposits.

PROPERTY DAMAGE: The guest who reserves the property and signs the Rental Agreement is responsible for damages to the property. Damage can include, but is not limited to, the above circumstances listed under "damage deposit."

CHECK IN TIME: Saturday, 4:00 p.m.
CHECK OUT TIME: following Saturday, 10:30 a.m.

ARRIVAL/DEPARTURE TIMES: Rental fees will not be adjusted for late arrivals or early departures.

NUMBER OF GUESTS: The property accommodates 4 registered guests. With prior arrangement, one additional guest may be accommodated if noted on your original reservation request form. Only registered guests listed on the original reservation request are permitted to stay overnight and use the facilities. This is necessary to avoid excessive demands on the property and septic system.

DAY VISITORS: Day visitors are welcome. We request that you limit visitors to a maximum of four per day. This is necessary to minimize demands on the property and septic system, as well as limit traffic and noise in the neighborhood. Day visitors are not permitted to stay overnight.

SMOKING: Smoking is allowed outside only. Please use provided ashtrays. Smoking inside the building or discarding cigarette butts about the property will result in loss of damage deposit.

PETS: Pets are not allowed. This applies to day visitors as well.

EXCESSIVE NOISE: Please be considerate of neighbors. Sound carries on the lake, especially at night. Quiet time is between 10:00 p.m. and 9:00 a.m. Please keep noise and music to a minimum between these hours. Loud music and disrespectful behavior at any time of the day is not tolerated and will result in immediate eviction.

EVICTION: Non-compliance with any of the terms and conditions of this Rental Agreement is grounds for eviction and loss of payment.

CLEANING AND HOUSEKEEPING: When you arrive, the property will be in clean condition. Upon your departure, please strip the beds and pillows, and place used linens in the hampers or on the floor. It is expected that the suite and property will be left in clean condition upon your departure.

LIABILITY: We do not take responsibility for personal injury or bodily harm to registered guests or day visitors at Shuswap Lake Vacation Rentals.

CAMPERS, RECREATIONAL VEHICLES, TENTS: It is absolutely prohibited for guests to have additional vehicles, campers, recreational vehicles, or tents. No overnight houseboats are allowed.

DOCK: Use of the dock is at your own risk. Please accompany children. Running, horseplay and diving from the dock can result in serious injury.

SWIMMING: There are no lifeguards in the area. Swimming and all water activities are at your own risk.

ARMORING OF LAKE FRONT: This is a sloping waterfront property. To protect the shoreline of Shuswap Lake from erosion and to comply with local building codes, the lakefront has been armored with large rock (rip-rap). Walking on any of the rip-rap is dangerous and not permitted. As well, moving or removal of rip-rap is forbidden.

BUOY: Boats should be moored on the off-shore buoy. This is especially important at night or during stormy conditions. A small rowboat is provided at the property to assist mooring at the off-shore buoy, but is to be used for this purpose only. There is an additional charge of \$25/week to use the rowboat. If you like, you can bring your own small row boat or inflatable dingy to assist mooring at the off-shore buoy.

USE OF PERSONAL WATER CRAFT (JET SKIS): PWC are welcome providing they are used well off-shore and in a responsible manner. In-shore use and grand-standing is dangerous, causes excessive erosion of the shoreline, and is annoying to people on the shore.

FIREWORKS: Fireworks are not permitted due to forest fire hazards and environmental concerns.

INSURANCE INFORMATION: As required by our insurance provider, guests at Shuswap Lake Vacation Rentals are to provide their home owner's or renter's insurance policy number when booking.

**Shuswap Lake Vacation Rentals
Rental Agreement:**

I have read and agree to abide by the above Rental Agreement.

Signature: _____ Date: _____