

SHORT TERM RENTAL AGREEMENT

Hampton Hideaway is managed by Hampton Hideaway Executive Retreat & Vacation Rentals and herein referred to as the "The Agent." This Short Term Rental Agreement (the "Agreement") is made by and between ("The Agent") and **First Name:** _____ **Last Name:** _____ ("Renter") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located on: **Hampton Cres, Roseneath, ON K0K 2X0**
2. **Equipment and Facilities Provided** at the discretion of The Owner and whilst every attempt is made to ensure that such equipment is in working order for the duration of the rental, should a breakdown or some situation occur that renders an element unusable, neither The Agent nor Owner take responsibility for replacing or refunding the Renter for the lack of use of these equipment or facilities. The equipment and facilities referred to include (but not exclusive to) such items as bedding, linen, towels, canoe, TV's, Blu-ray/DVDs, Satellite or Wi-Fi, mechanical failure of air conditioning, dishwasher, washer, dryer, or other appliances or if stay is interrupted due to power loss.
3. **Additional Charges and Forfeit of Security Deposit** may result in any of the following circumstances:
 - Negligent or willful behavior by any person accommodated at or visiting the property where the consequences to the property could have been foreseen by a reasonable person, including damage caused by animals belonging to any person accommodated at or visiting the property
 - Cleaning charges where the Property has not been left in a condition as defined in these Terms and Conditions of Rental
 - Charges relating to the incorrect disposal of items in septic/toilets
 - Any damage or loss that is not reported to The Agent prior to the Property being vacated.
 - In the event The Agent is not notified prior to The Renter's departure from the Property a charge for the full cost of repair/replacement will be made on the credit card supplied at the time of booking.
 - Renter will be responsible for the value of the property or the furniture, fixtures, fittings and effects damaged or destroyed.
4. **Maximum Occupancy:** The maximum number of guests is limited to 14 persons. (10 Adults + 4 Kids). Additional guests may be permitted with **prior approval and additional charge**
5. **Rental Party:** The rental party shall consist of the following persons: (First Name & Last Initial):

1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.		
6. **Term of the Lease.** The lease begins at **4pm on** _____ (the "Check-in Date") and ends at **11:00am** _____ (the "Checkout Date").
7. **Rental Rules:** Renter agrees to abide by the **Rental Rules & Reminders** attached "SCHEDULE A" at all times while at the property and shall cause all members of the rental party and anyone else Renter permits on the property to abide by the following rules at all times while at the property.
8. **Security Deposit & Rental Fee**
 - a. **Deposit:** A Security deposit of **\$1000 is due with confirmation of booking.**
The deposit is for security and shall be refunded within 3 days of the Checkout Date provided no deductions need to be made:
 - b. **Rental Fee:** Rental Fee is due **IN FULL at least 45 days prior to check in**



9. **Cancellation Policy:** If Renter wishes to cancel his/her reservation, all payments plus the security **deposit** will be refunded as follows:

- 100 % refund (less \$150 to cover fees) if cancelled 30-44 days prior to the check-in date
- 75% of rental fee + 100% Security deposit if cancelled 21-29 days prior to check in date
- 50% of rental fee + 100% Security deposit if cancelled 14-20 days prior to check in date
- 25% of rental fee + 100% Security deposit if cancelled 8-13 days prior to check in date
- No refund of rental fee + 100% of security deposit if within 7 days or less prior to check in date

Agent:
(sign here): _____
Name (print) _____

Date: _____

Renter:
(sign here): _____
Name (print): _____
Email: _____
[for payment invoice & electronic refund of security deposit where applicable]
Date: _____
Phone # (during stay): _____



SCHEDULE A: RENTAL RULES & REMINDERS

1. **NO SMOKING:** There is no smoking in the home and there is a \$500 charge if this rule is broken. Smoking outside is permitted but renter is responsible for removing (butts, packaging, ashes etc.)
2. **Indemnification:** Owners and or agent are not responsible for any accidents, injuries or illness that occurs while on the premises. By accepting this reservation, it is agreed that renter and all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to the premise.
3. **Pets** are permitted only with prior approval and the appropriate *Pet Addendum* must be completed.
4. **Overnight guests:** People other than those in the rental party specified may not stay overnight in the property.
5. **Noise:** Renters should not create excessive noise at a level that disturbs neighbors; quiet hours are from **11:00p.m. – 8:00a.m.** Special events require prior approval where we will assist you to plan in advance appropriately.
6. **Cleaning Fee:** We do not charge a cleaning fee as we aim to have respectful guests who will take responsibility to leave the place as they found it. If we find the place messy, we have to charge an extra \$75 for every extra hour (minimum 4hrs) of cleaning required.
7. **Housekeeping:** Please do not remove towels or linens from the home. Kindly leave soiled towels in washroom tub. We encourage the use of your own beach towels for offsite excursions or swimming. Please place dishwasher pod right into the bottom of rack. Any garbage must be stowed in the proper garbage or recycling receptacle. Please tie and leave bags in the laundry room. A clean bin is provided and extra bags are available
8. **Water and Septic:** The property is on a well and septic system equipped with 5-micron filtration, UV sterilizer and a water softener. Sink tap also has reverse osmosis and additional filtration. The septic system is very effective; however, it will clog up or damage if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper.
9. **Cooking:** Grease (including excess from kitchens) should be disposed of in designated RED bin on deck. If it is found that products/grease have been flushed and clog the septic system, you could be charged damages of up to \$1000. Please avoid cooking with strong spices that emit odors that might disturb other guests after you.
10. **Doors/Patio Screens:** Please close doors & screens when going in and out- especially in evenings to avoid flying insects entering house as attracted to light. Ideally keep windows closed and use A/C after dusk. Some windows labeled **DO NOT OPEN** for this reason
11. **Barbeque:** 2 BBQ units are provided for your use. Both tanks are full. All debris must be removed from the grill when you have finished using. The propane tank **MUST** be turned OFF—for your own safety.
12. **Fire pit** may be used at your own risk by adults only **AFTER DUSK**. Firewood must be supplied by renter. Keep an ample supply of water on hand to eliminate burning smolders.
13. **Canoes & paddle boat** are available. Oars & additional lifejackets and back rests for paddle boat are in dock box.
14. **Water activities** are inherently dangerous. By accepting this reservation, all guests are assuming the risk of any harm arising from water activities and agree to indemnify owners or their agent from any liability. PFD's should be worn by children at all times in dock area and by all passengers in boats. We recommend you use your own PFD for best fit even though we have an extra supply on hand.

Wi-Fi is available: **speedbird75_guest**: (then open browser) **Password:** _____

Contact (text/call): _____ **Temp Door code:** _____



PET ADDENDUM

It is hereby agreed by and between _____ (*Homeowner*) and _____ (*Guest*) that homeowner will allow guest to have the following described pet and no others in the vacation home subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to pets as described below:

#1	Type of Pet: _____	Name: _____
	Color: _____	Weight: _____
	Age: _____	Sex: _____
#2	Type of Pet: _____	Name: _____
	Color: _____	Weight: _____
	Age: _____	Sex: _____

Guest hereby agrees to comply the following:

1. Guest to pay pet surcharge in the amount of _____ / night or _____ Flat fee
2. All pets must comply with the following specifications
 - a. Must be spayed or neutered.
 - b. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
 - c. All pets are to be treated with a flea and tick repellent two (2) days prior to arrival. Fleas and ticks are rampant in country/rural areas and can cause harmful/fatal illness to humans and pets.
3. All pets must be leashed at all times unless fully attended to and in the direct care and supervision of his/her qualified trainer.
4. Guest is responsible for cleaning up any/all pet refuse.
5. *Pets are not allowed on furniture or in any of the bedrooms at any time.* Any evidence of pets on furniture or rooms will incur extra cleaning fees as per agreement.
6. Pet will not be left unattended for an undue length of time outdoors. Additional caution should be used at night.
7. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

Sign _____ Date _____