

Keewaydin Cottage – 2280 Wilkinson Road, Haliburton Ont.
Terms and Conditions of Cottage Rental

Please print this form, complete and return it with your payment.

Date: _____

This vacation rental contract is between Manage Change Inc. (“The Owner”) at:

103-120 University Ave. East
Cobourg ON
K9A 0A9
Tel: (905) 375-0883

Email: 2Jeff.Gardner@gmail.com

and “The Renter(s)” with whom the booking of the cottage is in effect:

Name: _____

Address: _____

City/Prov. _____

Postal Code: _____

Telephone Home: _____ Bus: _____

Email: _____

Rental Period Start Date: _____ End Date: _____
(typically Saturday to Saturday)

Arrival Time: _____ Departure Time: _____

- Weekend rental, typically arrival Friday, departure Sunday afternoon.
- Summer weekly rental: typically arrival is Saturday after 3:00pm, departure by 11:00am the following Saturday.

Note: To avoid losing your preferred dates, please inform us preferably by email (or by phone if required) that you are booking a rental, otherwise your Rental Period may be booked by someone else while this form is in transit. Reservations are granted on a first-come, first-served basis determined by receipt of rental payment.

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1. **Rental Payment:** Your reservation will be booked and confirmed upon receipt of your payment. If your arrival date is within the next 30 days, use section (a) of this form Otherwise, use section (b) below.

Section A: within 30 days of booking: One *certified cheque* made payable to **Manage Change Inc** is due in full covering the rental and security/cleaning deposit.

Complete only section (a) or (b) not both

(i) Total Rental Cost	
(ii) Security & Cleaning Deposit (see item 4 & 5 next page).	500.00
(iii) Total (i) + (ii) = (iii)	
Make certified cheque (or bank draft) payable to Manage Change Inc.	

Section B: If your **arrival date is greater than 30** days from booking, use this section of the form. Two cheques are required: one for your reservation deposit, one for the final payment.

(i) Total Rental Cost	
(ii) Refundable Security & Cleaning Deposit (see item 4 & 5 next page).	+ 500.00
(iii) Total (i) + (ii) = (iii)	
(iv) Cheque 1: Reservation Deposit: 750.00	
Cheque made payable with today's date to Manage Change Inc.	- 750.00
(v) Cheque 2: Final Payment (iii)-750	
A post dated cheque dated 30 days in advance of your arrival date made payable to Manage Change Inc. must be included with the reservation deposit.	



2. **Booking Confirmations:** Once your cheque(s) have been received, we will update the web site to indicate that rental period has been booked and is not available to others. Approximately 30 days prior to your arrival date, we will provide all additional details such as route directions, door lock combination etc.
3. **Renter Liability:** is for the entire costs of all damages or losses without limitation including all taxes and insurance deductible(s).

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4. **Refundable Security & Cleaning Deposit (b):** Assuming there is no damage and the cottage is cleaned to its original state, this payment is a fully refundable deposit returned within approximately 2 weeks from your departure. The payment is used to cover the costs of any damages/losses to the property/appliances or any other costs. Should the Owner find any damages upon inspection, the costs to repair the damages will first be charged against the security deposit, with remaining amounts billable to the renter(s).
5. **Cleaning:** The Renter must leave the cottage in the same state of cleanliness and general condition that it was found in. Failure to do so, to the satisfaction of the Owner will result in a cleaning charge being applied against the security cleaning deposit at a rate of \$65.00 per hour.
6. **Garbage/Recycling:** The Renter agrees to remove all garbage and recyclables from the cottage. Recyclable material must be separated and not placed in the municipal land fill.
7. **Cancellation:** payments received are refundable to the extent the cottage is subsequently rented for the period cancelled less a \$100.00 cancellation fee. There are no reimbursements given for early departures, missed days or late arrivals.
8. **Number of Persons:** The maximum number of persons using the Cottage at any one time may not exceed 8 (adults and children). Only 6 adults are allowed. No outdoor camping or auxiliary accommodation facilities are permitted. The Renters agree to abide by such limitations; if not, the Renters and guests will be asked to leave with no refund.
9. **Parking:** is available in the driveway for 4 vehicles in summer, 2 in winter. There is no parking on the street.
10. **Telephone or Satellite/Pay Per Use:** The Renter is to use a Telephone Charge Card (or call collect) for any long distance calls. Direct long distance dialling and satellite pay per use has been disabled.
11. **Smoking:** smoking is not permitted within the cottage at all. This is strictly enforced. Smoking is allowed outside, on the deck and under the covered porch. Ashtrays are provided outside.
12. **Access:** The Owner or agent may enter the cottage at any reasonable time. The Renter acknowledges they have been informed that the Owner and his guests may use the driveway and dock to gain access to Keewaydin Island. The Owner will park in the private parking across the street and make every attempt to not disturb the Renters or their guests.

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13. **Indemnification:** The Renter(s) hold the Owner, Property Owners and agents free of all liabilities and rent the cottage at their own risk. The Renter(s) agree to indemnify and hold harmless Manage Change Inc., its agents and the Property Owners (or their agents) against any liability for personal injury or personal property damage sustained by any person (including the Renters guests). The Renter(s) and their Guest(s) assume all risks such as injury or loss.
14. **Subletting:** is not permitted.
15. **Boating:** All watercraft (boats/trailers/seadoos) brought into Kennisis Lake are to be washed, bilges and live wells emptied to remove any potential invasive species prior to launch at the lake. You should repeat this procedure after departure (Rentals from Kennisis Marina and Haliburton Outdoor excluded).
16. **Linens and towels** are not provided.
17. **Fireworks** are not permitted to reduce noise to surrounding community.
18. **Fire Pit: is provided for beach use only and** as water levels permit, using our supplied wood. Please do not bring firewood as it spreads invasive species. Renter is responsible for safe and responsible use and all damages.
19. **Power Outages** are beyond the control of the Landlord therefore no refunds are provided in the event of power outages.
20. **Pets:** A maximum of 2 dogs or 2 cats is allowed. Your dogs may not be left to run freely outside. All pets must be treated for fleas.

Number of dogs/cats included: _____ Type of flea treatment used: _____
(please do not leave flea treatment blank if pet(s) are included)

I/we have read and understood the above and agree to abide by all terms and conditions.

Renter Signature: _____ Date: _____

Renter Signature: _____ Date: _____

Owner: _____ Date: _____
President Manage Change Inc.

May we send the Security Deposit refund by Interact Email Money Transfer?

Yes No

This is a safe secure money transfer set up between most banks such as: BMO, CIBC, RBC, Prospera Credit Union, Scotiabank and TD Canada Trust.