

Otter Lake Rental Agreement

Rules and Safety Regulations

Possession of the rental unit will not take place until the entire rental amount has been paid in full by cash, including security / damage deposit.

Rates:

Sunday 1:00 pm to following Saturday 11:00 am: \$1600.00 Standard (rental deposit \$250.00 required)

Monday 1:00 pm to Friday (same week) 3:00 pm: \$1400.00 Standard (rental deposit \$250.00 required)

Friday 5:00 pm to Sunday 11:00 am: \$750.00 Standard (rental deposit \$250.00 required)

Security/ Damage Deposit: \$250.00

The cottage is equipped for basic needs including cooking and light housekeeping. The cottage is equipped with a coffee maker, microwave oven, range, refrigerator, BBQ, pots, pans and cutlery. Toilet paper, paper towels, and dishwashing liquid are supplied.

The water system in the cottage is direct from the lake and should not be consumed, although it is safe for showering, and cleaning. There is 1-18L jug of cold spring water with water cooler supplied for drinking, cooking and other needs. Additional jugs of water may be purchased in the village of Dorset.

Although we cannot guarantee a bug-free stay at Otter Lake, there is a "Mosquito Magnet" in operation on the property. We ask that you keep children and pets away from the unit as it runs on propane and becomes extremely hot during it's cycles.

There is a telephone at the cottage, and ask that you use for local calling only, or use a calling card. Mobile cellular phones do work consistently at the cottage. Any telephone charges on the cottage telephone will be applied to the security/damage deposit.

There is a color television, CD/DVD Player, and stereo system. There will be written instructions on how to operate the satellite system. There are no guarantees covering satellite malfunctions.

There is a paddleboat for your use at the beach, and ask that when finished using it, turn it upside down on the grassy area of the beach.

Tenant agrees that the property will not be occupied by more than 6 people (names to be listed on the rental agreement. This includes tenant's family, including children, and tenants guests. Failure to follow this agreement will result in immediate eviction of tenant with absolutely no refund.

Pets are ok- provided the tenant assumes full responsibility for them, and any damages they may cause. Tenant agrees to pick up after their pet, and guarantees that the pet is free of fleas and contagious disease.

No camper or mobile homes are permitted on the premises. There is a provincially ENFORCED law banning all fires during fire season. During normal or low-risk conditions, there can be no day-time open burning between the hours of 7:00 AM – 7:00 PM, unless for cooking or warmth. This ban / condition is in effect from April 30th until October 30th. Failure to comply will result in a severe fine (\$1000.00) and is the renter's sole responsibility.

House parties and excessive noise are strictly prohibited. Failure to follow this policy will result in the immediate eviction of tenant with no refunds.

Garbage must be double bagged, and NOT LEFT OUTSIDE. There are a variety of wild animals in the area (including Black Bears). Garbage is the responsibility of the tenant, and must be taken with them as there is no trash collection at the lake. There is a municipal landfill site located within the Dorset boundary, and non residents must pay a \$10.00 dump fee to use this facility.

Check-Out Time is: 11:00 AM

Tenant is responsible for the following upon check-out: dishes should be washed and put away in proper cupboards; refrigerator should be emptied of your contents and those contents should be disposed of properly; all windows and doors should be closed and locked properly, and all electrical switches including the hot water tank should be switched to the off position.

Indemnification and Hold Harmless; Right of Entry; Assignment

Tenant agrees to indemnify and hold harmless Agent and the Owner from and against any liability for personal injury or property damage sustained by any person (including Tenant's guests) as a result of any cause. Tenant agrees that Agent, the Owner, or their respective representatives may enter the premises during reasonable hours to inspect the premises, to make repairs, improvements or alterations thereto as Agent, or Owner may deem appropriate.

The security/damage deposit will be refunded to Tenant 2 (Two) weeks after the termination of the rental contract, provided the rental unit is free and clear of tenant caused damages.

This is our home, and we ask that you treat it as such. We are very respectful of the neighbours, and observe the standard noise by-laws (please, no loud music after 10:00 pm). Pets must be kept on leashes at all times to avoid confrontations with the local wildlife, and neighbouring pets.

We hope you enjoy your vacation at Otter Lake.

Agent/Owner: _____

Tenant: _____

Date: _____

Personal Information

Tenant Names: _____

Address: _____

City: _____

Postal Code: _____

Home Telephone #: _____

Employer Name: _____

Business Telephone #: _____

E-mail Address: _____

Drivers License #: _____

Make / Model Vehicle: _____

I have read / understand the rental agreement, and agree to abide by the rules and regulations explained therein.

Name: _____ Date: _____

Emergency Contact: _____