

GREAT WHISPERING PINE, MAECK LAKE COTTAGE,
Lount Township, District of Parry Sound
RENTAL AGREEMENT

This rental agreement is made between:

Mrs. Barbara Sbrolla, the Landlord, and
_____, the Tenant(s).

The Landlord and Tenant(s) agree as follows:

1. The Landlord hereby grants the Tenant(s) the rental of the premises, (Plan 42R-14277, Concession 9, Lots 26 and 27), owned by Barbara Sbrolla, located in Lount Township, District of Parry Sound, and hereby referred to as *Great Whispering Pine, Maeck Lake Cottage*.
2. No more than 15 guests may stay at the cottage without express permission of the landlord. Additional guests will be charged an additional \$25.00 per week of stay or \$10 for weekend rentals.
3. All tenants are to vacation within the cottage proper. No campers, trailers or tents may be set up or used on the property during the rental period.
4. The term of the weekly rental period commences on _____ at 4:00 p.m. and ends on _____ at 12:00 noon. Weekend rental periods will be established between the landlord and the tenant.
5. The Tenant(s) shall pay the Landlord a rent of \$ _____ for the above stated period. A 40% deposit of the total rental fee in the amount of \$ _____, which is non-refundable, will secure the rental period and the balance of \$ _____ is due in full, two weeks prior to the first date of intended occupancy.
6. The Tenant(s) shall also pay a damage and housekeeping deposit of \$250.00 (and up to \$500.00 as set by the landlord). This deposit shall be refunded in full if the premises, cottage, contents and property therein, barbeque, canoe, paddle boat, oars, life jackets, row boat, basketball net, volleyball/badminton net and equipment are in the same condition as at the commencement of the occupancy by the Tenant(s). The Tenant(s) shall leave these items in the same operating condition as found at the beginning of occupancy and are responsible for the repair or replacement of damage as a result of usage.
7. Boats, oars, lifejackets, jacuzzi, barbeque and wood burning fireplace are provided by the Landlord for the Tenant(s)' use at their own risk.
8. The Landlord is not liable for any damage to the Tenant(s)' property or for any injury to any person on, or coming to, or leaving *Great Whispering Pine, Maeck Lake Cottage*, however caused, and the Tenant(s) agree to indemnify the Landlord against the financial consequences of any such liability.
9. Refunds will not be issued for *Acts of God* events (e.g. tornado, hurricane, flooding) or major power outages nor will the tenant be held responsible for damage incurred by such acts.

10. The tenant **will not use glass in any form outside of the cottage**. Broken glass found elsewhere on the premises will result in the damage deposit being cashed for damages of \$250 for clean up and/or replacement of sand in beach or property areas.
11. The Landlord may terminate this agreement for any significant willful or negligent damage to *Great Whispering Pine, Maeck Lake Cottage* by the Tenant(s).
12. Tenant(s) are to clean and put away all dishes and bedding supplied before vacating the premises and dispose of all food waste and garbage at Eagle Lake Dump, west of Deer Lake Centre on Eagle Lake Road. Additional costs to clean the cottage after vacancy will be charged to the Tenant at \$50.00/hour.
13. At the end of the rental period, the Tenant(s) shall deliver vacant to the Landlord or her representative, *Great Whispering Pine, Maeck Lake Cottage* in the same condition as at the commencement of the occupancy.

Signed(Tenant)_____

Date _____

Name (printed)_____

Address: _____

Phone # : _____

Email address: _____