

LILIPAD RENTAL AGREEMENT

Thank you for making your reservation with LiliPad. If you agree with the following terms and conditions, please SIGN THE AGREEMENT where indicated and return a copy prior to the start of the rental period.

Rental Terms & Conditions

1. The Client hereby rents from Owner, (referred to as "Owner", "Us" or "We") the vacation property described herein (referred to as the "Premises" or "LiliPad") on the terms contained in this Agreement.
2. **ALL BOOKINGS OF LILIPAD ARE SUBJECT TO THE FOLLOWING CONDITIONS.** Payment of rental deposit and signing of this agreement indicates acknowledgement and acceptance of these conditions.
3. **CLIENT AGE:** Client must be **28 years of age or older** and agrees to be held liable for full rental payment and any damages incurred.
4. **RESERVATION/BOOKING REQUEST & PAYMENT:** Upon client's request for booking, Owner will advise client of full charges due and amount of deposit needed to reserve the property. Upon receipt of deposit client will be notified of reservation confirmation. Balance will be due on arrival.
5. **INSUFFICIENT FUNDS:** Client agrees to pay a \$75 processing fee for any cheque that is returned by the financial institution due to insufficient funds.
6. **CHECK-IN, CHECK-OUT.** Client agrees that unless alternative arrangements have been agreed, rental commences no sooner than 5:00 PM on the day and date indicated on face of lease. No early check-ins are allowed to permit us ample cleaning time. Key(s) to LiliPad will be furnished at check-in, provided that the total amount due to Owner has been received. Client agrees to vacate LiliPad not later than 12:00 noon on check-out day, leave Premises in a clean, orderly manner and return keys.
7. **SECURITY/REFUNDABLE DEPOSITS:** LiliPad requires a refundable security deposit of \$250 to cover expenses in case of possible damages, telephone charges, etc. Refunds will be made as soon as possible after end of vacation rental.
8. **CANCELLATION POLICY:** Should client cancel 30 or more days prior to the scheduled arrival, a \$50 cancellation fee will be charged. If the cancellation occurs within 30 days prior to arrival AND THE COTTAGE IS RE-RENTED for the cancelled period, the deposit (less the cancellation fee) will be returned in full. If the cottage is not re-rented, the deposit will be forfeited. Should you cancel before the 30 day minimum, client may apply your deposit (less a \$50 processing fee) to another available week within the same season or your deposit will be refunded (less the \$50 cancellation fee).
9. **NOISE:** Client agrees to respect the peaceful enjoyment of the Premises and the lake. Client agrees to keep noise to a minimum on or close to the lake beyond 11:00 PM (in accordance with Municipal bylaws) so as to not disturb lake residents.
10. **PETS:** No pets shall be allowed in LiliPad. Client's breach of this provision shall be considered material, and shall result in the termination of Client's tenancy.
11. **KEYS:** LiliPad has a set of keys in each door. There will be \$30 service fee per key charged against your damage deposit for lost or unreturned keys.
12. **SURRENDER OF PREMISES:** Client covenants and promises to surrender LiliPad in as good and the same condition as at the commencement of the rental period, reasonable wear and tear excepted; and to reimburse owner(s) the amount of all other damages.
13. **APPLIANCES:** Client shall not be entitled to any refund for inoperative appliances. Owner, however, upon being notified of any malfunction, will make every reasonable effort to have any such appliance promptly repaired.
14. **CLEAN-UP OR REPAIR:** The parties hereto, agree that the Owner, or employees for the purpose of clean-up and repair, may enter LiliPad at 12:00 noon on the date the rental period terminates and may remain at LiliPad until 5:00 PM on the date that the rental period commences. Client agrees to surrender the possession of LiliPad hereby leased at the expiration of the rental period peacefully and without delay.
15. **PERSONAL PROPERTY:** All personal property of the Client on said premises shall be and remain his sole responsibility and risk, and the Owner shall not be liable for any damages to, or loss of such personal property arising from any acts of negligence of any other persons, nor from the leaking of the roof, or from bursting, leaking or overflowing of water, sewer or steam pipes, or from heating or plumbing fixtures, or from the handling of electrical wires or fixtures, or from any cause whatsoever, nor shall the owner(s) be liable for any injury to the person of the Client

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or other persons in or about LiliPad, the Client expressly agreeing to save the owner(s) harmless in all such causes and events.

16. FIRE OR CASUALTY DAMAGE: If, during the rental period, the building is so damaged by fire, without fault or negligence of the Client, such that it is rendered wholly unfit for occupancy and cannot be repaired within forty eight hours, then this lease shall terminate as of the date of such casualty, and Client shall pay the rent apportioned to the time of the casualty. If such injury or casualty can be repaired within forty-eight hours thereafter, the agent may enter and repair, and this lease shall not be affected, except that the rent shall be suspended during repairs.
17. TELEPHONE USE: Client may use the telephone free of charge for local calls. All long distance calls must be placed collect or charged to Client Credit/Calling card. If Client calls are billed to the Owner the cost of the calls shall be billed to the Client.
18. RESPONSIBILITY: LiliPad makes every effort to ensure that the property fit client specifications and is safe for occupancy, however no warranty of safety is made by LiliPad. Renters are advised to use appropriate caution/discretion when traveling/residing in a new area and requested to leave LiliPad in reasonable clean and in good order. In no event shall LiliPad be liable for consequential damages resulting from any incurred loss, injury, damages, theft, expenses due to delays, schedule changes, sickness, acts of nature, strikes, war, theft or other circumstances beyond its control. Any and all description, information, and literature supplied by LiliPad is provided in good faith and LiliPad assumes no liability for any errors or inaccuracies in literature or property descriptions.
19. Client agrees to keep LiliPad as clean and safe as possible and causing no unsafe or unsanitary conditions; and notifying the Owner of the need of replacement of or repairs to a smoke / CO₂ detector. Client agrees not to use LiliPad for any activity or purpose that violates any criminal law or governmental regulation. Client's breach of any duty contained in this paragraph shall be considered material, and shall result in the termination of Client's tenancy.
20. LiliPad makes every effort to ensure that it is properly maintained, clean, and functional. LiliPad is not liable or under any further responsibility beyond providing property location.

CLIENTS NAME(S): _____

COMPLETE POSTAL ADDRESS: _____

EMAIL: _____

PHONE: _____

RENTAL PERIOD: _____

FROM: _____

TO: _____

RENTAL CHARGE: _____

TOTAL: _____

DEPOSIT: _____

SECURITY DEPOSIT: _____

\$250

NUMBER OF PEOPLE: _____

NOTES & REQUESTS:

SIGNED: _____

DATE: _____

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PLEASE PRINT OUT AND SIGN

Please make deposit cheque to "Lise Rochefort", sign this form and send both to:
Lise Rochefort 116 Fairmont Avenue Ottawa ONTARIO Canada K1Y1X6.
Receipt of deposit and rental agreement shall be acknowledged by phone or email.