

**Rental Agreement and Useful Information for Guests:
Harbour House, 620 Bay Road, Town of Gibsons**

Dear Guest,

Thank you for choosing our home for your own vacation. We hope that you have a pleasant stay.

The Harbour House is located at:

620 Bay Road
Town of Gibsons, BC

Please accept this document and the rental rules outlined below. Once I have your acceptance of this document, plus full payment including a deposit, I will send/call the lock code instructions.

Please text me if you have any questions or concerns at any time.

Payment can be made by PayPal on this site. (Please make payment on this site for the full rental amount, plus GST of 5%, plus \$500 deposit.) The deposit will be returned within two weeks of leaving the property, if there are no damages and if no amount is to be withheld.

If you wish to cancel, our practice is to follow the strict guidelines of other commercial rental sites. If you cancel 60 days prior to commencement of the booked period, you will receive a full refund. If there are fewer than 60 days until occupancy, there will be no refund.

Thanks, and have a great vacation!

Martin Savage
604-812-2812

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ADDRESS: 620 Bay Road, Town of Gibsons, British Columbia (*the "Property"*)

Phone: No landline available, however **Martin is available at 604-812-2812**

CHECK-IN TIME is AFTER 3 P.M. Pacific Time AND CHECKOUT is no later than 11A.M. Pacific Time.

NO Early Check-in or late checkout, as we need time to clean before and after your stay.

The Renter is permitted to occupy the property and is responsible for the property and of its contents from the Date of Arrival until the Date of Departure.

Date of arrival: Check in 3 p.m

Date of departure: Check out 11 a.m

Terms of the Rental

This is a NON SMOKING house.

PETS are not permitted in the home except by special arrangement with Martin. A fee may apply.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of **\$500** is required **as part of this rental agreement**. This must be received at the time of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within **(14) days** of departure, provided the following provisions are met.

- No damage is done to **the Property** or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- The unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The **Renter** is not evicted by the **Owner** (or representative of the **Owner**), the local law enforcement, or the security company employed by our community.
- No owner assets are removed from the property.

The Renter also agrees that they are responsible for all damages caused to the Property by the Renter above and beyond the amount of the damage deposit.

PAYMENT – An advance payment equal to a minimum of **50%** of the rental rate is required if booked more than **60 days** before arrival. The advance payment will be applied toward the rent. The BALANCE OF RENT is due sixty (60) days before your arrival date.

CANCELLATIONS - A sixty **(60) day notice** is required for cancellation. Cancellations that are made more than **sixty (60) days** prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within **60 days** of the arrival date, forfeit

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the full payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent. Damage deposit of \$500 will be returned.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to **twelve (12) persons**.

MINIMUM STAY – This **Property** requires a **two (2) night minimum stay**. Longer minimum stays may be required during holiday periods. If a rental is taken for less than **two days**, the guest will be charged the **two-night rate**.

INCLUSIVE FEES – Rates include a one-time bedding, linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit white towels or linens to be taken from the units. **The Property will be cleaned before your arrival.**

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING – Vehicles are to be parked in designated parking areas, but parking on the road is permitted in a way which is respectful to neighbours. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

HOT TUB – No children under the age of 12 are permitted in the hot tub at any time. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our housekeepers sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. **DO NOT STAND ON THE HOT TUB COVERS.** Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm. The hot tub is an older version and may not be operating at the time of your rental.

FIREPLACE – There are two fireplaces. Upstairs on the main floor is a wood burning fireplace. Please use this only when in the room, and supervise the use such that the fire is out before you leave the room. Downstairs, there is a natural gas fireplace.

Noise: The Renter shall not make or permit any excessive, disturbing or annoying noise in or on the grounds of the Rental Property by himself, his family, agents, servants or visitors, nor permit such persons to do anything that will interfere with the rights, comforts, or conveniences of neighbours or other persons in the surrounding areas. No noise is permitted after 10:00 pm.

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Right of Access: The Owner retains the right to enter the Property without notice to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements thereto as the Owner may deem appropriate, but the Owner agrees not to exercise this right in such a way as to unreasonably interfere with the quiet enjoyment of the Renter.

Damage, Maintenance and Repairs: If the Property or any of the contents are damaged, not working or otherwise in need of repair or replacement, the Renter must promptly notify the Owner. No refund or discounts will be made upon failure of heat, plumbing, appliances, and fireplaces or like equipment. The Owner will make every effort to make repairs as soon as possible.

In the event that the Property is totally destroyed or rendered wholly untreatable by fire, storm, earthquake, or other casualty not caused by the negligence of the Renter, this Agreement will terminate and the Renter will pay rent up to the date of destruction and the Owner will refund rent collected beyond such date.

Renters are responsible for leaving the premises in a clean state, and for placing all appropriate dishes in the dish washer and starting it.

STORM POLICY– (see below under liability)

STORM POLICY/ROAD CONDITIONS/FERRY DELAYS – No refunds will be given for storms, road conditions or ferry delays. Area roads can be curvy and slippery, and ferry schedules can be affected by weather. Many people come to the Sunshine Coast to enjoy the storms at that time of year.

TRAVEL INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

Release of Liability OR Indemnification

The Property is a second home for the owners, and is cherished as such. The Renter agrees to indemnify and save harmless the Owner from any liabilities, damages, costs or expenses whatsoever arising from or related to any claim or litigation which may arise out of or in connection with the Renter's use and occupancy of the Property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by the Renter.

The term "Owner" as used in this Agreement shall include the Owner's heirs, successors in interest, assigns, employees, managers, and representatives where the context requires or permits. The terms "Renter" as used in this Agreement shall include the Renter's heirs, successors, assigns, guests, invitees, representatives and other persons on the Property during the Renter's occupancy where the context requires or permits.

The Owner does not refund and is not liable for any claims, losses, damages, costs, expenses, delays or loss of enjoyment, of any nature to you or your group members resulting from events beyond our control. Examples include, but are not limited to, weather conditions, road closures, flight delays and ferry delays.