

## **Manning Park East Gate Lodge**

### **single suite short term rental agreement**

**Make sure you read and understand rental agreement.**

**\* Must have all information filled out**

**\* Documentation requested below, must be sent**

\*Any questions you may have, forward them to us. We will try to respond to them as quick as we can

1- Once we receive the booking request, within 24 hrs., we will send you back preliminary approval of booking.

- Once we have booked your stay, fill and send back rental agreement within 72hrs to the email supplied. You can also take pictures with your cell ph.# and send it back.

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#### **Security:**

-There are cameras monitoring premises- outside units, building and property. The property has monitored alarm. Each suite has monitored motion sensor alarm and door alarm. **No cameras inside suite.** Alarm is switched off to suite during guest stay and turned-on once guest stay is over.

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#### **Short term stay agreement:**

This short-term agreement is made by the owners Richard Odehnal & Alana Odehnal and the principal renter for good and valuable consideration, the parties hereby agree as follows

**Property:** the property has 4 suites. This agreement is for 1 suite. each suite is furnished and includes mini fridge, microwave, toaster, small coffee maker, tv, satellite, DVD player, plates, cups, utensils, hair blow drier, small nick knacks, furniture.

- **Rental party:** the rental party shall consist of the following persons:

Principal renter: \_\_\_\_\_ dob \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ dob \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ dob \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ dob \_\_\_\_/\_\_\_\_/\_\_\_\_

- **Terms of lease:** must check out before designated time. If you check out latter, you will be charged one day stay.

- **Property and house rules:**

Quiet time is 11.00 pm. Guest should not create excessive noise at a level that disturbs neighbors.

Must always Park vehicle at designated parking area, unless loading, unloading. Limit of 1 vehicle, unless otherwise authorized. Vehicle type and plate number will be needed. Vehicles not authorized to stay will be towed.

Must not drop or leave garbage or recycling, other than were provided garbage and recycling bins are.

Smoking of any kind is not allowed in the suite. Outside suite is ok, away from door, with proper disposal of tobacco or other products. There are ashtrays on outside deck.

- The rental and the rental party will be asked to vacate the property and all monies paid to date will be forfeited as damages when smoking in suite. When clean-up crew goes in after stay, if found that suite was smoked in a \$ 250.00 clean up fee will be charged to credit card on hold.

People other than the renter and those in the rental party set forth above may not stay overnight on the property. The renter and the rental party are not allowed to exceed the occupancy limit as set above.

The owner is not responsible for any accidents, injuries or illness that occurs while on the premises

The owner is not responsible for the loss of personal belongings or valuables of the renter and the rental parties

By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises

The renter agrees to leave the suite and property as they received it and keep all furnishings in good order

use appliances only for their intended use

the suites are on a well and septic system. The well water is filtered, softened and has a uv light to kill bacteria. Although the water is cleaned, we still recommend bringing your own water to drink. If the renter or rental party or people other than renters drink the water from the suite, the owner will not be responsible for anything that happens from drinking the water. Please conserve water and make sure all taps are turned off after use. The septic system is a delicate system and will clog up if improper material is flushed. Do not flush anything except toilet paper. No feminine products should be flushed at any time. Do not put any fat/oil down the drains.

Shooting fireworks or firearms are prohibited

Fires are not allowed on premises except for supplied propane firepit

Pets are not allowed anywhere on premises. The renter and rental party will be asked to vacate the property and monies paid to date will be forfeited as damage. When clean-up crew goes in after stay, if found that suite had pet a \$ 250.00 clean up fee will be charged to credit card on hold.

**Property and house rules:**

the renter agrees to leave the suite and property the way they received it and to abide by the property and house rules as listed above under property and house rules while at the property and shall cause all members of the rental party and anyone else the renter permits on the property to abide by the following rules at all times while at the property .

**Damage deposit:**

We will be holding the principal renter's credit card and any damages to the property or suite beyond the \$ 250 security deposit, will be charged to the renter's credit card.

This includes:

- damage to property of furnishings
- dirt or other mess requiring excessive clean up
- any other cost occurred by the owner due to the renters stay
- pet or smoking as pre stay agreement

- **The renter agrees to pay the owner for any damages to the premises and property including but not limited to furnishings, household items, which will occur as a result of the renter's occupancy**
- **The renter may not transfer the agreement to another party**

**Insurance:**

It is encouraged that the renter and rental party purchase travel insurance

**Liability:**

the renter hereby agrees to reimburse the homeowner for any penalty that may be imposed on the homeowner by the court due to violation upon the premises through fault of the renter therein, the rental party, his or her family members or guests.

**\* When leaving, you hereby agree to do the following**

**Please respectfully take care of items listed your you will be charged a fee from your damage deposit.**

- report any damage and/or equipment not working properly
- shut off all electronic devises and equipment
- please turn heating to 10
- towels /clothe place in hamper
- please wash and dry all dishes and return them to proper spots
- take all garbage and recycling to supplied garbage cans recycling bins
- do not leave garbage outside on deck, other than garbage cans. it will attract animals
- if you use barbecue, please clean grill and rear used
- ensure barbecue gas is turned off
- if you use firepit, ensure firepit is off and gas is turned off
- ensure fridge is empty
- ensure coffee maker is empty and cleaned off
- shut off all light switches
- ensure windows are closed and locked

- close and lock door

Principal renter \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ postal code/zip \_\_\_\_\_

Country \_\_\_\_\_

I read and agree to all terms on above short-term rental agreement

Signature of principal

renter \_\_\_\_\_

**\*\* We also require a proof of person.**

**\* Please send a valid picture of id. (driver's license or government picture id) \*  
and picture of credit card associated with booking (both sides)**

- PLEASE FILL AND SEND to either:

Email: r\_ody@hotmail.com      cell #:604 819 9085