

# 12 Mine Road Chalet Rental Agreement

Please read, sign, add names of your group, scan and email to: [12mineroad@gmail.com](mailto:12mineroad@gmail.com)

These Terms and Conditions clarify The Property Owner's (The Owner) obligations to The Rental Applicant (The Renter), The Renter's obligations to The Owner, and in the very unlikely event of any disputes, will be used as the basis for any resolution. Please read them carefully before confirming your dates to book.

## 1. Party Members

All persons listed on the Rental Agreement or added subsequently by The Renter will be bound by the terms of this agreement. Occupancy of the property is restricted to those names listed on the Agreement or added subsequently by The Renter. The Rental Applicant is considered to be the Lead Renter and will assume full responsibility for all members of the Rental Group throughout the rental period. Information or instructions relating to this rental will be communicated to the Rental Applicant only and not to any third-party member of the Rental Group.

## 2. Payments

A reservation will be confirmed once the rental agreement has been read, signed, completed with names of guests and emailed to [12mineroad@gmail.com](mailto:12mineroad@gmail.com). The owner will send a confirmation email to the sender of the rental agreement once it has been received. Once confirmation is received, 25% of the full rental fee plus taxes will be required. The remaining 75% of the rental fee plus taxes will be due a minimum of 48 hours prior to arrival at the chalet. Payments can be completed by phoning 902.258.7787 with credit card information.

## 3. Cancellation Policy

The 25% reservation fee paid at the time of booking (25% of the total cost of rental plus taxes) will be refunded less 6% transaction fees if cancellation occurs 30 days prior to the arrival date. If a cancellation occurs within 30 days of the arrival date, the advanced payment of 25% of the entire booking plus taxes will be relinquished. For refund of the reservation fee, cancellations must be made thirty full days prior to the reservation's check-in time of 4 pm Atlantic Standard Time (AST).

## 4. Occupancy of the Property

Occupancy of the property will occur at 4 pm on the first day of the reservation. Departure will occur prior or at 11 am on last day of the reservation. Regardless of the published maximum number of persons a property can accommodate, the number of guests occupying the property is strictly limited to those named on the Rental Agreement or any subsequent amendment notified in writing to The Owner. Exceeding the number of stated and agreed persons can result in immediate eviction without refund.

## 5. Condition of the Property

The Property will have been inspected prior to occupancy and therefore The Renter undertakes to:

- Notify The Owner immediately with regard to any damage and/or maintenance issues that require attention.
- Keep the Property and all furniture, fixtures, finishings and effects in or about the Property in the same state of repair and condition as found at the commencement of the Rental. Where a cleaning service is provided; The Renter shall follow the departure instructions provided by The Owner. The Renter shall leave the Property in the same general state of cleanliness and order in which it was found.
- A damage deposit of \$500.00 will be authorized on the scheduled day of arrival, and will be refunded if the property is left in the same state of repair and condition as found on the commencement of the rental. Cancellation of the authorization of the damage deposit can take up to 10 days following departure.

## 6. Pets

Pets are strictly prohibited at this property. Any evidence of pet occupancy will result in a forfeit of the damage deposit in its entirety. The owner accepts no responsibility for any allergic reaction or other conditions arising from occupancy of the property. The designation of "No Pets" does not indicate there have not been pets on the property at sometime.

## 7. Smoking

Any type of smoking (including tobacco products, cannabis or vaping) is strictly prohibited inside the chalet. Any evidence of smoking inside the chalet will result in a forfeit of the damage deposit in its entirety. Smoking is permitted on the decks of the chalet.

## 8. Parties, Events and Excessive Noise

Parties, events and excessive noise is strictly prohibited and will result in immediate eviction and forfeiture of any refund. The intended use of the chalet is for accommodations only and any other use, other than for accommodations will be deemed unacceptable.

**9. Entry/Patio doors**

Entry/patio doors are to be locked when there are no occupants in the rental unit. Coastal conditions can change quickly causing doors to blow open. It is imperative to lock all outside doors of the rental unit to avoid damages from occurring including on the day of your departure.

**10. Other Conditions of Booking**

The Renter shall abide by these Terms and Conditions of Rental and any other instructions contained in the rental levels and any additional information and instructions as shall be supplied in the Property or by The Owner.

**LIMITATIONS OF LIABILITY:** THE RENTER REPRESENTS, WARRANTS, ACKNOWLEDGES AND AGREES WITH THE OWNER THAT HE/SHE WILL USE THE PROPERTY AND ITS FACILITIES IN ACCORDANCE WITH THE TERMS AND CONDITIONS ABOVE AND THE INFORMATION PROVIDED AND THAT HE/SHE DOES SO AT HIS/HER OWN RISK AND THAT HE/SHE INDEMNIFIES AND SAVES THE OWNER HARMLESS FROM ANY PERSONAL INJURY, SICKNESS OR DEATH, LOSS OR DAMAGE, HOWEVER CAUSED, TO PERSON OR PROPERTY OF THE RENTER, HIS/HER FAMILY, OR GUESTS, BEFORE DURING OR AFTER THE TIME OF OCCUPANCY.

I, \_\_\_\_\_ have read and agree to comply with all rental policies and terms.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Arrival Date \_\_\_\_\_ Departure Date \_\_\_\_\_

List the members of your group below, their address, telephone number & email: PLEASE PRINT

	Name	Address	Tel.	Email
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				

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