



**Rental Contract**  
405 Linda Lane,  
Wasaga Beach, Ontario

Contact Info:  
IITS Services  
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M8V 4A2  
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This rental agreement is made on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between "IITS Services" **as**  
**Owner/Agent (hereinafter Owner)**, and \_\_\_\_\_, as **renter(s)** (Hereinafter Renter).

Renter's home address: \_\_\_\_\_  
\_\_\_\_\_

Renter's home phone number(s): \_\_\_\_\_

Renter's cell phone number(s): \_\_\_\_\_

Number of years at present address \_\_\_\_ Rent \_\_\_\_ Own \_\_\_\_

Employer's Name and Address \_\_\_\_\_

Job Title \_\_\_\_\_ Length of Employment \_\_\_\_\_

Business Phone (\_\_\_\_) \_\_\_\_\_ Ext # \_\_\_\_ Name of Person at this # \_\_\_\_\_

Email address \_\_\_\_\_

Renter's drivers license number(s): (include photocopy) \_\_\_\_\_

Home Insurance Provider \_\_\_\_\_ Policy Number \_\_\_\_\_

Insurance Provider Phone Number \_\_\_\_\_ **Note: The Renter is to provide a photocopy of the first page of the policy listed to verify proof of information and effective date.**

Names, addresses and phone numbers of ALL adults and children occupying chalet, (including children's ages). **Note: Adults or children not registered on this contract are not permitted on the premises.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Privacy Policy:** All information collected by IITS Services is for internal screening purposes. By providing this information you consent to the collection, use, handling and disclosure by us to the Chalet owner, of any information set out in the Chalet Rental Application relating to your stay.

# TERMS AND CONDITIONS

1. Owner agrees to rent to the Renter, the Wasanoka Chalet located at 405 Linda Lane, Wasaga Beach, ON (hereinafter Premises) for the term of \_\_\_\_\_ nights. Our rentals are from Saturday to Saturday.

Requested Date of Check-in: \_\_\_\_\_ Requested Date of Check-out: \_\_\_\_\_

**Check-in is at 3:00PM and check-out time is 10:00AM.** Unauthorized extensions of beyond check out time will result in a half to full day charge against your security deposit. To avoid such charges please call us prior to 9:00 AM to see if a late check out is possible if you are running late in vacating the property.

2. A security deposit is required to be paid by the renter to the owner as security for the faithful performance by the Renter of the terms of this lease. Upon completion of the lease, the Owner shall inspect the property and upon finding no damage will return the deposit, without interest, to the Renter. Owner shall inspect the property as soon as possible, but in no case longer than 14 days after completion of the lease. If damage caused by the Renter exceeds the amount on deposit, Renter agrees to pay for such damages upon receipt of the damage notification.

3. Renter agrees to pay Owner:

<b>Rental Cost</b>	\$	Canadian Dollars
<b>Add G.S.T. – 5%</b>	\$	For monthly rentals no GST is charged
<b>Add P.S.T. - 8%</b>	\$	For monthly rentals no PST is charged
<b>Less 50% Deposit</b>	\$	Use Paypal or certified cheque for deposit.
<b>Add Security Deposit</b>	\$	Use Paypal or certified cheque for security deposit
<b>Balance</b>	\$	Use Paypal or send cheque dated 45 days prior occupancy.

- a. Rental Payment: The total sum of \$ \_\_\_\_\_ Canadian dollars (hereinafter Rent) including applicable taxes
- b. Security Deposit: A security/damage deposit (hereinafter Deposit) of **\$600.00**.
- c. Schedule of Payments: One half of total Rent is due upon reservation. Balance of Rent, plus Security Deposit, is due forty five (45) days before occupancy. In the case where reservation is made less than 45 days prior to occupancy, the full amount of the Rental Payment and Security Deposit is due at the time of reservation.

4. The Premises shall be used for residential purposes only and Renter shall peacefully and quietly occupy the same and shall not interfere with the rights of other Renter(s) or neighbors.

- a. Renter shall permit no activities on the Premises, which are contrary to any law, ordinance and/or any applicable health and/or fire department or insurance policy provisions.
- b. Renter shall maintain the premises in good condition during the duration of the lease and shall neither cause nor allow any abuse of the facilities therein, and upon the termination or expiration thereof shall redeliver the property in as good condition as at the commencement of the term or as may be put in during the term, reasonable wear and tear from use and obsolescence accepted.

- c. Renter is and shall be responsible and liable for making repairs and or replacements that may be required for injury or damage to the leased premises, equipment or facilities, or kitchen appliances therein.
- d. Renter shall not make or cause to be made any changes, alterations, additions or attach any objects of permanence to portions of the building or do anything that might cause injury or damage to the leased premises without the written consent of Owner.
- e. All personal property placed in or upon the leased premises, or in any storage rooms, shall be at the risk of the Renter, or the parties owning same, and Owner shall in no event be liable for the loss or damage of any such property.
- f. The Renter shall leave said Premises in a clean and sanitary condition. The Renter is responsible for, cleaning the chalet upon departure, household chores such as, dishes, vacuuming, bathroom cleaning etc. Renters must remove all garbage upon departure. However, during the rental period garbage is to be placed curbside on the designated garbage day.
- 9. There is no smoking in the Premises. There are no exceptions.
- h. Pets are NOT allowed in or on the Premises. If pets enter the Premises at any time Renter agrees to automatically forfeit the full Security Deposit and to immediately vacate Premises.
- i. The entire premises shall be occupied by no more than 10 persons; 6 persons registered for the main level and 4 persons registered for the ground level. There shall be no camping, tenting, or otherwise placing of auxiliary accommodation facilities on the property without prior written authorization.
- j. Renter agrees to report promptly to Owner (or to Owners agent) any mechanical, electrical, plumbing or other problems with the Premises.
- k. The Renter agrees to comply with all sections of this Rental Agreement as well as all Rules and Regulations posted in the Premises.
- l. All usual electric and water fees shall be paid by the Owner.
- m. Only local phone service is provided. No regional or long distance service is available. **Any long distance calls shall be deducted from the security deposit along with a \$50 service charge.** Renter agrees to use calling card for all regional and long distance calls.
- n. Unless otherwise stated, linens are not provided with the rental fee. Renters must bring bed linen, pillow cases and towels for each person registered as well as dish cloths and dish towels.

5. It is expressly understood and agreed that:

- a. neither Owner of said Premises, or any agent acting for Owner shall be liable for any damages or any injury to Renter, Renter's family or to Renter's property or to Renter's family's property from whatever cause arising from occupancy of said Premises by Renter and Renter's family.
- b. It is agreed and understood that Owner, it's agents and employees shall not be liable to any person for any damages of any nature which may occur at any time on account of any defect in the leased premises, the building in which the leased premises are situated or the improvements therein, whether said defect exists at the time of execution of this lease or arises subsequent hereto and whether such defect was known or unknown at the time of such injury or damage, or for damages from fire, wind, rain or any other cause whatsoever, all claims for such injuries and damages being specifically waived by Renter.
- c. Owner shall not be responsible or liable for any accident or damage to automobiles, persons, or any other equipment or persons utilizing parking facilities upon the leased premises. The failure of Owner to insist upon the strict performance of the terms, covenants, & agreements hereto

shall not be construed as a waiver or relinquishment of Owner's right thereafter to enforce any such term, covenant, or condition but the same shall continue in full force and effect.

- d. It is further understood and agreed upon that neither Owner nor any agent acting for Owner shall be responsible for any personal property left by Renter in said Premises.
- e. It is understood and agreed that Owner or Owners agent shall have the right to enter and inspect Premises at all reasonable times by appointment to insure maintenance and safety of the Premises and to show the Premises to prospective Renter(s).

6. **INSURANCE AND DESTRUCTION OF PREMISES:** Hazard and fire insurance shall be acquired and maintained by Owner, the proceeds of which shall be payable to Owner. In the event the leased premises shall be destroyed or rendered totally uninhabitable by fire, windstorm, or other cause beyond the control of Owner, then this agreement shall cease and terminate as of the date of such destruction, and the rental shall then be accounted for between Owner and Renter up to the time of such damage or destruction of said premises is the same as being prorated as of that date. In the event the leased premises are damaged by fire, windstorm or other cause beyond the control of Owner so as to render the same partially uninhabitable but repairable within a reasonable time, then this lease shall remain in force and effect and the Owner shall, within a reasonable time, restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased premises bears to the whole of said premises.

7. **CANCELLATION:** The Renter has the right to cancel the booking up to 30 days prior to the arrival rental date. A non refundable cancellation fee of fifty percent (50%) of the total payment of the rental period will be charged to the Renter. If cancellation takes place later than 30 days prior to the start of the rental period then the cancellation fee is one hundred percent (100%) and the full amount of the security deposit will be returned. There will be no refund to any Renter after Renter has taken occupancy of the Premises.

8. **ASSIGNMENT OR TRANSFER:** Renter shall not have the right or power to transfer, assign or sublease this lease or any provision thereof without the express written consent of Owner.

<b>Parties</b>	<b>Signature and Date</b>
Renter 1:	
Renter 2:	
IITS Services:	

Keep a copy of the Rental Contract 'Terms and Conditions' for your reference and return the original. Acceptance of the Application for Rental of any cottage property represented by IITS Services constitutes agreement by the applicant and their party to abide by the 'Terms and Conditions of all Rentals', and acknowledgement of the renter's responsibility to clean the cottage and leave it in the same condition as found, including the removal of garbage from the premises.

Agree and Acknowledge: Signature \_\_\_\_\_ Date \_\_\_\_\_

RETURN ORIGINAL SIGNED CONTRACT WITH PAYMENT TO HOLD BOOKING. ALL CHEQUES MUST BE SENT TOGETHER, POST DATED AS APPROPRIATE. Please make cheques payable to: IITS Services, 14032-2408 Lakeshore Blvd W., Toronto, ON M8V 4A2 Tel: 416-410-9096 x 301 Fax: 905-469-8639