

RENTAL AGREEMENT

Date: _____

BETWEEN

LESSOR
Name: Ranch St-Hubert inc.
Address: 890 St-Jacques
City/Town: St-Herménégilde
Province: Quebec
Postal code: J0B 2W0
Main telephone: 819-820-5167
Secondary telephone:
E-mail: ranchst-hubertdominic@live.com

LESSEE
Name:
Address:
City/Town:
Province:
Postal code:
Main telephone:
Secondary telephone:
E-mail:

RENTAL PROPERTY		
Establishment: chalet du Ranch St-Hubert (cottage)		
CITQ establishment No.: 303408		
Category:	Tourist home	
Address: 1165 chemin du Lac Lippé Sud		
City/Town: St-Herménégilde	Province: Quebec	Postal code: J0B 2W0

GENERAL RENTAL INFORMATION		
Arrival date:	Arrival time: between 4 and 7h30 pm	
Departure date:	Departure time: noon	
Number of adults:	Number of children:	Total number of people: 8 max.

COST	
Number of nights:	Price per night: \$
Subtotal	\$
Accommodation tax	\$
GST	\$
QST	\$
Total (in CA\$)	\$

PAYMENT CONDITIONS	
Payment date:	Means of payment:
Reservation confirmation:	

TRANSACTIONS			
	Date	Amount	Signature
Reservation deposit received			
Balance of rent payable on arrival			
Balance of rent received			
Damage deposit received			
Damage deposit returned			
Balance due			

THE PARTIES AGREE AS FOLLOWS:

NOTE : This standard agreement is for the use of
current CITQ operators only

1. RESERVATION

- 1.1 50 % of the rental cost is due at the time of reservation. The balance is due on the arrival day.
- 1.2 When the reservation is made fewer than _10_ days before arrival, payment must be made in full.
- 1.3 The lessor will accept payment by interact transfer or credit cards.

2. CANCELLATION POLICY

- 2.1 Cancellations must be made in writing, sent to the Lessor.
- 2.2 If the cancellation is received more than 7 days before the date of arrival, the deposit of 50% will be retained by the Lessor as damages.
- 2.3 If the cancellation is received fewer than 2 days before the date of arrival, the Lessee must pay the entire rental amount, except for the damage deposit, which will be returned.
- 2.4 If the cancellation is received after the date of arrival, the Lessee must pay the entire rental amount, except for the damage deposit, which will be returned.
- 2.5 If the stay must be cancelled or interrupted because of unforeseeable problems with the building (water, electricity, etc.), the Lessee will be liable only for the cost of the days rented. The cost for the remaining days will be refunded, but there will be no additional penalty payable by the Lessor.

3. AMENITIES OFFERED IN THE UNIT (check as applicable)

-Kitchen fully equipped	-2,5 bathrooms
-Microwave oven	- Whirlpool tub
-Dishwashing machin	- Washer and dryer
-Fireplace	- 3 rooms (1 queen size in each)
-Smart TV	-1 sofa bed (double size)
-DVD player	- Beddings and towels included
-Unit for non-smokers	

4. SERVICES AND FACILITIES AVAILABLE ON SITE (check as applicable)

-Free outdoor parking.	-Ice skating on lake or in the village
-Free Wi-Fi.	-Cross-country skiing trails (Coaticook)
-Indoor games room (pool table, air hockey)	-Sledding (winter)
- Surveillance camera (over entrance)	-Snowmobile trail (2 km)
-Lake	-Snowshoe trails
-Hiking trails	-Swimming in lake
-Mountain biking trails (East Hereford, Coaticook)	-Water sports: pedal boat
-Bike path (East Hereford, Coaticook)	

5. RULES: USE OF RENTED PREMISES AND LESSEE'S RESPONSIBILITIES

- 5.1 No smoking in the unit.
- 5.2 No animals allowed.
- 5.3 The Lessee must inform the Lessor of any damage or breakage caused during the stay.
- 5.4 The Lessee is liable for material damage in or to the unit rented during the rental period for any cause whatsoever, except damages resulting from construction defects, lack of maintenance, natural and technological disasters, and any damage normally covered by the Lessor's residential insurance policy. The Lessee agrees to hold the Lessor harmless from any claim whatsoever resulting from damages for which the Lessee is responsible.
- 5.5 The Lessee is responsible for the actions of any other person on the rental premises.
- 5.6 The Lessee agrees to respect the rental premises and leave them in the same condition as when they were rented. Furniture and objects for the Lessee's use must be handled with care and used only for the purposes for which they are intended.
- 5.7 The Lessee agrees not to use any premises other than those rented and to respect the property of neighbours and other local residents.
- 5.8 The Lessee is liable for all damaged furniture or objects, for any damage caused to the rented premises, including the grounds and outdoor facilities.
- 5.9 The Lessee agrees to abide by reasonable rules of conduct and not to disturb neighbours or other local residents. The Lessee must keep noise to a reasonable level, both inside and outside the unit. Noise must be kept to a minimum after 22 P.M.
- 5.10 Any defects noted by the Lessee during the rental period must be reported immediately.
- 5.11 The number of people authorized to stay in the rental unit, as indicated in this agreement, may not be exceeded at any time.

6. IMPORTANT CONDITIONS

- 6.1 The Lessee agrees to respect the rules of the establishment at all times. This commitment also extends to people accompanying the Lessee and his or her guests.
- 6.2 The establishment may be rented for vacationing purposes only.
- 6.3 The establishment has a maximum capacity of 8 people.
- 6.4 The Lessee may not transfer his/her rights under this rental agreement or sublet the unit.
- 6.5 If, on the date of departure, the Lessee does not leave at the time stipulated in the agreement, additional charges may apply.

7. CHECKLIST BEFORE LEAVING THE UNIT

Before leaving, the Lessee must ensure that:

- 7.1 The dishes are done.
- 7.2 The garbage is left out in the right place.
- 7.3 Used beddings and towels have to be removed and left on floor in front of washer.
- 7.4 The windows are closed and locked.
- 7.5 The outside doors are closed and locked.
- 7.6 The keys are left in the agreed spot.

8. GENERAL PROVISIONS

- 8.1 This short-term rental agreement may be amended only in writing.
- 8.2 Even if any of the provisions in this agreement is deemed null and void, the other agreement provisions remain valid. The parties must come to an agreement reflecting as much as possible the economic objectives of the two parties to this agreement in order to replace the provision deemed null and void.
- 8.3 This agreement is to be governed and interpreted in accordance with the laws in force in the Province of Quebec and in Canada.

9. OTHER PROVISIONS

- 9.1 The Lessor guarantees that the establishment holds a valid classification certificate issued by the Corporation de l'industrie touristique du Québec in accordance with the *Quebec Act respecting tourist accommodation establishments*.
- 9.2 The Lessor may not be held liable for any accident, injury or illness that is the fault of the Lessee, and that may befall the Lessee or his/her guests during the stay. By accepting this provision, the Lessee and his/her guests accept the risks associated with their stay at the establishment.
- 9.3 The Lessor may not be held liable for the theft or loss of the property of the Lessee or his/her guests during their stay.

SIGNATURES

I, the undersigned, state that I have read this agreement and agree to abide by its obligations. In witness whereof, I have signed on this ____ day of ____, 20__.

Lessee's name:

Lessee's signature:

Lessor's name:

Lessor's signature: