

Policies and Undertakings

Thank you for your interest in our chattels, we have developed policies that must be respected in order to avoid any misunderstanding, please read them carefully before proceeding to sign our rental lease contract indicating that you are willing to comply with our policies.

Rental Deposit policy

- A deposit of 50% of the agreed upon rental is due upon booking payable by credit card, cheque or money order within 24 hours of the reservation.
- The reservation is only effective once the credit card or our bank clears the deposit. We reserve the right to rent the property to others if the deposit is not received within 24 hours of the reservations.
- The balance is **due** and must be paid at no later than the date of arrival.

Cancellation policy

- If the cancellation is confirmed 30 days or more before arrival date, the rental amount is limited to the deposit, and the balance will not be payable.
- If the cancellation date is confirmed within 30 days of the arrival date, the balance of the rental is due and payable unless we are successful in renting the period to another tenant. In that case the deposit is forfeited but the balance is not due.

Security deposit

- A security deposit is required. It is to be used to repair any damage caused by the tenant.
- If the tenant pays with a credit card, then Blue View chalets may approve an amount on the credit card to be used in the event of damage. The credit card approval is reversed in the event the tenant does not cause any damage.
- The security deposit shall be used to pay for damage to the chalet, its contents, its appliances, lost keys, major cleaning of carpets or furniture as well as for long distance telephone calls made by the tenant etc.

Cleaning deposit

- A \$60 cleaning deposit is required. It will be refunded upon check out if the chalet is left in reasonable order. Otherwise it is forfeited if the chalet requires significant cleaning.
- To recover the cleaning deposit, please remove the garbage bags and empty bottles and place them in the garbage area. Please help us recycle by placing the items in the respective recycling boxes.

Pets and Smoking:

- Smoking is strictly prohibited within any of the chalets or in any of the hot tubs or the steam baths.
- The chalet VISTA, VEGA, STELLA and PRIMA are pet friendly, but permission is required prior to arrival. The number and description of pets must be declared and tenants must not deviate from their declarations.
- No pets are allowed in the swimming pool, hot tubs or the steam baths.

Undertakings by The Landlord

- ◆ The Landlord hereby agrees to provide the chalet is good repair, and full functionality for use and quiet enjoyment by the Tenant.
- ◆ The Landlord hereby undertakes that the chalet contains among other things a hot-tub, satellite TV, full kitchen equipped with pots and pans and utensils appropriate for the normal use of the number of people declared to be occupying the property during the lease period.
- ◆ The chalet also includes three complete bathrooms, an appropriate amount of furniture, a washer/ dryer, and a telephone for use in the local area (long distance calls will be charged as extra rental, and will be deducted from the damage deposit).
- ◆ The ground of the chalet shall be kept in appropriate manner in the summer; spring and fall seasons and the Landlord shall supply appropriate snow removal in the winter season. The Landlord shall exert his best efforts to provide the use of the Pool in the summer months.
- ◆ The property has a garbage container for use by the Tenant for the disposal of household refuse only; tenants are required to deposit their garbage in the garbage container, and to deposit the recyclable items in the respective boxes.
- ◆ The Landlord hereby undertakes to exert his best effort to repair any emergencies that occur during the tenancy of the Tenant in a timely and in a fashion that limits any inconvenience to the tenant. If the emergency is not caused by the tenant, cannot be remedied in a timely fashion and the chalet cannot be used in an acceptable manner resulting in the Tenant vacating the chalet, then the Landlord agrees to refund any or part of cost of rental, or alternatively the Landlord shall exert his best effort to provide a comparable chalet for use by the Tenant. It is agreed by both parties that the Landlord will not compensate the Tenant by paying for alternate accommodation.

Tenant Undertakings:

- ◆ The Tenant hereby declares that no more than fifteen (**15**) people will stay overnight in the chalet during any night of their tenancy. If more than 15 people is found sleeping in the chalet during any night of stay, the landlord has the right to evict the entire party instantly and without any refund.
- ◆ The Tenant hereby declares that no more than **4 parking spaces** will be used by the Tenant, his visitors and his guests.

- ◆ The Tenant agrees to arrive no earlier than the agreed upon date and time above, and to leave no later than the time and date agreed upon above.
- ◆ **The Tenant hereby acknowledges that the chalet is situated in a residential area, and is meant for residential use, and he agrees to use the chalet accordingly. Failure to adhere to this condition, especially excessive noise will result in immediate eviction without any refund.**
- ◆ The Tenant agrees to refrain from smoking inside the chalet and from keeping any pets unless permission is granted by the Landlord in writing.
- ◆ The Tenant hereby agrees not to order any services or material on behalf of the Landlord, and if he does then he must pay for such service or material.
- ◆ The Tenant agrees to co inspect the chalet with the Landlord's representative at the time and date of entry, and further agrees to complete an exit co inspection on the time and date of exit.
- ◆ The Tenant agrees to enjoy the chalet in a way that respects the neighbors and the laws of the Town of The Blue Mountains.
- ◆ The Tenant agrees to exercise his best efforts to keep chalet and its furniture, fixtures and appliances in the same condition that they found them at the time and date of entry.
- ◆ The Tenant shall deliver garbage to the garbage container, and shall use water, gas and electricity as needed for the normal and reasonable operation of the chalet.
- ◆ The Tenant agrees not to engage in any activities that will damage the chalet or cause any hardship to the property's neighbors.
- ◆ **The Tenant undertakes not to engage in any unlawful activities during tenancy at the chalet, he must not engage in irresponsible activities that will result in injury or damage to the Tenant his companion/ any other. Engaging in such activities could result in eviction without any refund.**
- ◆ The Tenant agrees to comply with our Policies in appendix "A" also found on our website www.rentbluemountain.com
- ◆ The Tenant must supply his own sheets, towels and pillow covers.
- ◆ The Tenant hereby undertakes not to sublease or assign the chalet.

Check-in and checkout times:

The times below are the implied times of arrival and departure unless other times are agreed upon in the Lease.

<u>Weekends</u>	Friday 5:00 PM to Sunday 12:00 Noon
<u>Full Week</u>	Friday 5:00 PM to Friday 12:00 Noon, or Sunday 5:00 P.M. to Sunday 12:00 Noon
<u>Long Weekends</u>	Friday 5:00 PM to Monday 12:00 Noon
<u>Mid-Week</u>	Monday 5:00 PM to Friday 12:00 Noon.

Christmas& New Years Eve..... To be arranged

Additional items

- Blue View will provide the following items to tenants
 1. Pillows comforters and blankets.
 2. Kitchens are equipped with pots and pans, dishware, eating utensils, coffee maker, sufficient for the number of guests declared by the tenant.
 3. Dishwashing soap, toilet paper as well as garbage bags.

- Tenants must provide their own linen, pillow covers, towels and toiletries.