

Rental Agreement
www.stonehavencottages.ca

Rental Agreement – Please fill in and fax back signed document to 519-743-6850

Made (in duplicate) this _____ day _____ month _____ year.

Between:

Eckhart Reichenbach & Helen Reichenbach (“Landlords”), R.R.1 Coldwater Box A322, Ontario L0K 1E0
Phone 519-580-9510 Fax 519-743-6850, helenreichenbach@gmail.com

And:

Name: _____, jointly and severally
 (“Tenant(s)”)

Address: _____

Phone/Fax/Email: _____

Rented Premises:

Stonehaven Cottages, Severn Falls, Ontario, Canada 705-756-5265 (main cottage number)

Terms of Rental Agreement

Pursuant to an Offer to Rent which, if executed, forms a part of this agreement, the Tenant(s) will occupy the Rented Premises for a term of _____ nights beginning on _____ and will vacate the property on _____

**How did you find out about Stonehaven Cottages/
which website did you find us on?**

Building Inclusions / Size and Nature of Group / Maximum Size of Group

*please fill out list of tenants (page 4)

Boat Access / Misc. Items

The Tenant is aware that the cottage(s) are boat access and acknowledges having inspected the contents of the **Stonehaven** website at stonehavencottages.ca.

Rent

Yielding and paying therefore without any deduction, or abatement whatsoever, unto the Landlord, rent in the amount of \$_____.

Damage Deposit

The Tenant agrees to a damage deposit of 25% of the rental cost (minimum \$500 / maximum \$1200)
\$_____.

This damage deposit will be refunded in full at the latest 4 weeks after vacating the premises, less deductions for any damages or other reasons as permitted under this Rental Agreement

Rental Deposit

The Tenant agrees to pay a non-refundable deposit totaling 50% of the rent and security deposit; this amount being \$_____ (payable by money order or certified cheque). This deposit must be couriered to ensure timely receipt; upon which the rental period will be booked, and other prospective Tenant(s) will be turned away.

Balance of Rent

The balance of rent \$_____ is due in full latest 1 month prior to check in, is payable by money order or certified cheque, and is non-refundable.

Damages

The Tenant agrees to be responsible for any and all damages howsoever caused, be same innocent, negligent or willful and whether caused by the Tenant(s), any one of them or any person on the Rented Premises. The Tenant(s) further agrees to notify the Landlord immediately upon the Tenant(s) becoming aware of any damage.

Liability Waiver

The Tenant(s) agrees that the Landlord shall not be liable for any loss, injury or damage to persons or property, loss of enjoyment, whether direct or consequential, resulting from such being on or about the Rented Premises whether caused by fire, smoke, theft, burglary, conditions due to the weather such as ice on the grounds, or for any cause whatsoever. The Tenant(s) further agrees that their use of the Rental Premises is at their sole risk. IT IS THEREFORE IMPERATIVE THAT EACH TENANT CARRY ADEQUATE PERSONAL LIABILITY AND PROPERTY INSURANCE.

Indemnification

The Tenants for good and valid consideration, including the granting of possession of the Rental Premises pursuant to the terms of this Rental Agreement, hereby agree to indemnify the Landlord and save them harmless with respect to any claim, demand, cause of action or action made by any person against the Landlord, their agents and servants for damage or injury arising during the period of the Rental Agreement on or about the Rental Premises.

Use of Grounds

The Tenant, his/her family and guests shall use the lawns, gardens, walks, hot tub, deck and dock areas within the area owned by the Landlord in a quiet and proper manner and with due regard to the comfort and convenience of other Tenants and neighbours, and shall desist from any course of conduct considered objectionable by any agent of the Landlord upon being requested to do so, and shall not damage in any way the grass, shrubs, flowers, trees, and landscaping on the said grounds.

Pets

No pets allowed.

Smoking / Smoke Detectors / Fire Extinguisher

There is **no smoking** permitted in the buildings/ or throwing cigarette butts on the ground or in the water. The Landlord shall ensure that there is a functional smoke detector and fire extinguisher installed in the Rented Premises at the time the Tenant takes possession of the unit. A Tenant who disables a smoke detector is subject to a \$200.00 fine under the Ontario Fire Code Article 6.3.3.4.

Both the Landlord and the Tenant(s) hereto agree and understand that a fax transmission of this Rental Agreement shall be considered to be an original, and shall be legally binding upon all parties.

In witness whereof the parties hereto have executed this Rental Agreement.

Signed, Sealed and Delivered at

_____ city, this _____ day of _____ month, _____ year.

_____ Tenant (print name)	_____ Tenant (sign)
_____ Tenant (print name)	_____ Tenant (sign)
_____ Tenant (print name)	_____ Tenant (sign)
_____ Tenant (print name)	_____ Tenant (sign)

Eckhart Reichenbach

Helen Reichenbach

A key / combination will be provided at / prior to check in.

Tenant List

