

This contract signed (month): _____, (day): _____, (year): _____

By

(Cottage renter)

And

(Cottage owner)

(Address)

Cottage renter's contact information:

(Street)

(Apt. No)

(Town)

(Province/State)

(Postal Code/Zip Code)

(Country)

(Phone, Daytime)

(Phone, evening)

(mobile phone, pager)

(most convenient phone number and time to call)

(Fax number)

(E-mail)



Spirit of the North : 223 Queen St. East, Toronto ON M5A 1S2

www.spiritofthenorth.com

Phone (416) 860-0377 : Fax (416) 860-9474 : email info@spiritofthenorth.com

1. The cottage is located at _____

(Address)

2. The term of this cottage rental shall be from _____, 20__ to _____, 20__.

The cottage renter shall check-in after ____:____ AM/PM and check-out before ____:____ AM/PM.

3. PAYMENTS IN CANADIAN FUNDS shall be made by: [] certified check, [] money order, [] cash, [] traveler's checks, [] Visa, [] Master Card, [] American Express.

4. The rent shall be \$_____ and shall be paid on _____, 20__.

5. The booking deposit of \$ _____ is due on _____, 20__.

6. A security deposit of \$_____ is due on _____, 20__ and will be returned in full in _____ weeks if the cottage is clean, nothing has been broken or damaged and no long distance telephone calls have been charged to the cottage telephone line. The security deposit may be used in part or in full to pay for these charges.

7. Total rent for period: _____
Returnable security deposit: _____
Total amount owing _____
Less booking deposit (due: __/__/__): _____
Balance (Canadian funds only) (due: __/__/__): _____

8. If the cottage renter pays for the rental and other fees with a cheque without sufficient funds he or she shall pay any bank charges and a \$_____ handling fee.

9. If the cottage reservation must be cancelled, all payments will be returned but no further compensation will be made.

10. If the cottage renter cancels a reservation he/she shall pay a cancellation fee of \$____ or pay the full price of the rental if the cottage owner is notified of the cancellation in less than _____ days before the rental term and the cottage could not be rented to someone else.

11. The cottage renter will not be refunded for a late arrival or early departure.



Spirit of the North : 223 Queen St. East, Toronto ON M5A 1S2

www.spiritofthenorth.com

Phone (416) 860-0377 : Fax (416) 860-9474 : email info@spiritofthenorth.com

12. The following people are allowed to use the premises. No other guests will be permitted on the site:

13. The following pets are allowed on the premises:

14. The cottage owner shall provide and maintain the cottage well and make necessary repairs.

15. The cottage guests are responsible for cleaning the cottage before checking-out, so that its original condition is restored.

16. The cottage renter shall assume responsibility for any willful or negligent damages to the cottage and its premises.

17. The cottage owner recommends that the cottage renter have homeowners or tenants insurance and make sure that his or her coverage includes liability insurance.

18. The cottage owner assumes no responsibility for injury to any cottage guest during the term of the cottage rental.

19. Smoking IS / IS NOT permitted inside the cottage.

20. The cottage guest should not attempt repairs and should contact the cottage owner as soon as possible to make emergency repairs.

21. Optional provisions

The cottage owner and cottage renter agree to the following provisions:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

(Cottage owner's initials)

(Cottage renter's initials)



Spirit of the North : 223 Queen St. East, Toronto ON M5A 1S2

www.spiritofthenorth.com

Phone (416) 860-0377 : Fax (416) 860-9474 : email info@spiritofthenorth.com

Cottage facilities

The cottage is equipped with:

The cottage guests are responsible for bringing: linens including sheets, pillow cases, towels, dish cloths and dish towels and

The following sports equipment is available and should be used with caution:

Cottage guest should respect wildlife. Please do not feed animals and make sure to cover the garbage bin to prevent the invasion of bears and raccoons.

Cottage owner

Cottage renter(s)

Date

Date

Sample Rental Contract
www.spiritofthenorth.com



Spirit of the North : 223 Queen St. East, Toronto ON M5A 1S2

www.spiritofthenorth.com

Phone (416) 860-0377 : Fax (416) 860-9474 : email info@spiritofthenorth.com