



Cottage Rental Agreement

This contract dated _____
(month/day/year)

By: Rideau Waterway Land Trust (Cottage Owner) (hereafter referred to as “RWLT”)
Phone (613-305-3507)
Email info@rwlt.org (preferred)
P.O. Box 91, Seeley’s Bay, ON K0H 2N0

And _____ (Cottage Renter)

Cottage Renter’s Contact Information

Name _____

Address _____

Phone _____ (Daytime) _____ (Evening)

_____ (Mobile)

_____ (Preferred phone and time)

E-mail _____

1. This cottage is located at 1112 Bull’s Eye Lane. Turn right off Bedford Road 5.9 km north from the hardware store in Sydenham.
2. The term of the cottage rental shall be from 4:00 p.m. *day\date\month\year* to 10:00 a.m. *day\date\month\year*.
3. **Payments** shall be made by Mastercard or Visa **through Square Invoicing**. Payments can be processed in their entirety, or can be processed in the payment model listed in 4.

4. Fees, and due dates

Total Rent for period	\$0.00
Refundable Security Deposit (see clause 5 below)	\$400.00
Total Payable	\$0.00

Non-refundable deposit to reserve time	\$50.00
Non-refundable deposit (except as noted in clause 7 below) by Jan 1, 2021	\$50.00
40% non-refundable (except as noted in clause 7 below) by _____ (two months prior to rental period)	\$0.00
Balance of rental fee, non-refundable (except as noted in clause 7 below), by _____ (one month prior to rental period).	\$0.00
Refundable security deposit due by _____ (one week prior to rental period). (refunded to credit card as per Clause 5 below)	\$400.00

Fees will be paid by credit card by due date on emailed Square Invoice. When the Cottage Renter pays the deposit, the Cottage Renter is consenting to all conditions of this contract. The Cottage Renter may opt for the payment schedule proposed above, or he/she may opt to make a single payment of the total payable. Should RWLT not receive a payment by one week after the due date and after reminding the tenant, then this rental agreement shall be cancellable by RWLT. Any refunds shall be processed only as per clause 7 below.

5. The security deposit will be returned in full by means of refund to credit card. RWLT will process this refund within 7 days of completion of rental agreement if the cottage is clean, nothing is broken or damaged, and the Species at Risk Habitat is undisturbed.
6. If due to circumstances beyond the RWLT's control the cottage reservation must be canceled, all payments will be returned but no further compensations will be made.
7. A cancellation made by the Cottage Renter shall be in writing and addressed to Rideau Waterway Land Trust at the address stated on the rental agreement. Cancellation can also be emailed and will be considered accepted once a confirmation reply is received. On receipt of such notice of cancellation, RWLT shall endeavour to re-book the rental period for the period of the original booking.

If RWLT is successful in re-booking the rental period for the entire period originally booked, RWLT will refund to the Cottage Renter all monies paid (whether deposit or full payment has been made) less an administration fee of \$50.00 per period booked.

If RWLT is unable to re-book the holiday accommodation, then all monies (other than the security deposit) paid by the Cottage Renter (whether deposit or full payment has been made) shall be forfeited and no administration fee is payable. Should RWLT “partially re-book”, then the Cottage Renter shall only be responsible for a \$50.00 administration fees plus the difference between the fees of this contract and the fees received from the other guest.

8. The Cottage Renter will not be refunded for a late arrival or early departure.
9. Overnight guests will be limited to 5 persons. Daytime guests are welcome.
10. Pets will be limited to a maximum of two and must be under control at all times.
11. The Cottage Renter is responsible for leaving the cottage “broom clean” upon check-out.
12. The Cottage Renter shall assume responsibility for any willful or negligent damages to the cottage and its premises during the rental period.
13. The RWLT assumes no responsibility for injury or loss of personal belongings to any cottage guest during the term of the cottage rental.
14. Smoking is not permitted in the cottage or on the premises.
15. The Cottage Renter should not attempt repairs and should contact the RWLT as soon as possible to make emergency repairs.
16. The Cottage Renter acknowledges that he/she are aware that the natural features on the Property are protected by a conservation easement agreement held by Ontario Heritage Trust (OHT) and that the renter agrees to respect all native flora and fauna and that they are not to be disturbed. These include American ginseng, butternut, Gray Rat snake, Red Shouldered Hawk and Poke Milkweed. All “Species at Risk” are of special concern to the RWLT and OHT.
17. Optional provisions

The RWLT and Cottage Renter agree to the following provisions

(continue on reverse if necessary)

18. The Cottage Renter and guests are responsible to bring all personal clothing and belongings, towels (including dish towels) and bed linens.
19. A canoe and safety equipment as well as swim raft are provided and should be used with caution.
20. The Cottage Renter and guests must respect Specie at Risk Habitat and all wildlife. Please do not feed the wild animals and make sure to cover any outdoor garbage bins to prevent the invasion of raccoons.