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RENTAL AGREEMENT

RESERVATION

Thank You for choosing Rental Company for Your vacation rental. To confirm Your Reservation, a deposit of 50% of the total Booking Charges is required, as well as this signed Agreement within 24-hours of making Your Reservation, otherwise the Rental Company reserves the right to cancel this reservation and to charge You a 100.00\$ cancellation fee. The outstanding balance of the Booking Charges is due 15 days prior of checking in. If Your check-in date is less than 15 days from the date You made Your Reservation, the total Booking Charges is due immediately, the payment and Agreement must be received within 24-hours of making Your Reservation, otherwise the Rental Company reserves the right to cancel this reservation and to charge You a 100.00\$ cancellation fee. The total Booking Charge includes: 1) rent, 2) a non-refundable cleaning and inspection fee, 3) Taxes, which is GST, QST and Lodging Tax.

If You are using a credit card for the deposit of 50%, this credit card will be placed on file and the outstanding balance of the Booking Charges will be charged to this credit card, unless You make other arrangements with Rental Company. If You are not using a credit card for the deposit of 50%, a credit card must be placed on file when confirming the Reservation. The credit card placed on file will cover the outstanding balance of the Booking Charges (if any), the security deposit and/or other fees and charges that You might have incurred prior, during and/or after Your stay at the Property.

By signing this Agreement and/or credit card form, You warrant that You are legally capable to make this Reservation and authorized to make charges to this credit card. The laws of the Province of Quebec shall govern this Agreement. Any legal action shall take place in the city where the Property is located.

FORMS OF PAYMENT

Rental Company accepts all Visa and MasterCard cards as well as Interac Transfers. Cash can be used in person when agreed in writing by Rental Company.

CANCELLATION / REFUND POLICY

To cancel a confirmed Reservation, a notice of cancellation must be received in writing within 15 days prior of checking in. If the notice of cancellation is received within this specified time, then Rental Company will not charge You the remaining balance of the Booking Charge, if not, then 100% of the Booking Charge is forfeited. The deposit is not refundable under no circumstances. There are no refunds for, but not limited to, poor snow conditions, severe weather, late arrivals, early departures, poor travel conditions, road closures, allergies, health or medical issues, utility or water outages, back flow of the septic tank, mandatory evacuation, construction at neighboring properties, war, terrorism, acts of God or other reasons beyond Rental Company's control.

SECURITY DEPOSIT

A security deposit of 1,000.00 \$ must be placed on the credit card on file upon checking in. The security deposit can only be paid by Visa or MasterCard credit cards. When no damage occurs, Your security deposit will be refunded to You within two weeks of Your departure. We do not charge bank fees for this transaction. When damage occurs, the total amount of the security deposit will be taken and any excess will be refunded once the dispute will be resolved. The Property Damage section, of this Agreement, will cover the situation when the total costs of the damage exceeds the security deposit amount.

PROPERTY DAMAGE

You are responsible for all, accidental or intentional, damages that are outside normal wear and tear, such as, but not limited to, any missing items, excess cleaning, plumbing stoppages or pipe damage, broken furniture, broken appliances, water damage, fire damage and other damages to the Property. By signing this Agreement, You agree to be held liable for any costs associated with the damages done to the Property and authorize Rental Company to charge Your credit card on file to cover any costs in excess of the security deposit amount. If the cost of replacement, repairs or cleaning exceeds the limit of Your credit card on file, You agree to pay the difference to Rental Company. In the event of a dispute concerning a property damage, arguments are to be heard in the jurisdiction where the Property exists.

PARTIES / NOISE POLICY

The Property being in a residential neighborhood with year-round residents living near-by. Parties, excessive noise, rowdy behavior, loud music or other nuisances will not be tolerated at any hour of the day. Please note that noise carries easier and further in the woods and especially at night, after 22:30 any noise is unacceptable. We ask You to be careful and be quiet, by not putting the music too loud in Your car when You return to the Property late at night. Any founded complaint from neighbors about the aforementioned will be deemed a material breach of this Agreement and Your entire group may be evicted immediately and all payments and security deposits will be forfeited.

CHECKING IN

Check-in time is 16:00. You will receive check-in instructions within 15 days prior of taking possession of the Property. Keys, garage door openers, parking passes, etc., will only be provided if You have paid the total Booking Charges in full and have a signed Agreement on file. Late check-in is possible between 18:00-21:00, a late check-in fee of 60.00 \$ will be charged in this case. By signing this Agreement You authorize Rental Company to charge Your credit card on file a late check-in fee. YOU ACKNOWLEDGE that the Property is in good condition, unless otherwise indicated within two hours of checking in.

CHECKING OUT

Check-out time is 11:00 am. Because the time between Your departure and the arrival of the next guests is limited, a fee of 50.00 \$/half hour will be assessed for departure times after 11:00 am. On Your check-in invoice under "Notes" You will find a list of items that was given to You, the same items must be returned to our office or placed in the lock box of the Property (if any), a 250.00 \$ per lost item fee will be charged for each key, each garage door opener, parking passes, etc., please be sure all are accounted for before checking out. Late check-out fee can be waived in some circumstances, if requested at check-in time to Rental Company. Please be advised that it is up to the Rental Company to grant You permission for a late check-out, in such case, this information must be indicated on the check-in invoice under "Notes". The Booking Charges includes the inspection and cleaning of the Property upon departure. It is required that the Property be left in the same condition You received it (see Upon Leaving section in this Agreement). You will be charged for any extra cleaning (at a rate of 50.00 \$/hour), for damages (including, but not limited to, stains, broken glass, left over trash, etc.). By signing this Agreement You authorize Rental Company to charge Your credit card on file, if such case occurs, a late check-out fee, a lost item fee, an extra cleaning fee, any fines that may be incurred during Your Stay and the booking charges associated for occupying the Property beyond the term of Your Stay.

UPON LEAVING

The risk of pipes freezing is significant, which will cause extensive and expensive damage to the Property. You are responsible for any negligence in this regard. PLEASE SET the temperature to 18 degrees Celsius. Check that all doors and windows are closed and locked. Verify that all indoor and outdoor fire are put out. Verify that the fireplace vents are left OPEN, in case the fire reignites. Make sure the fireplace doors are CLOSE. Make sure the Gaz fireplace, gaz stove and gaz BBQ are closed. Make sure the sauna and steam bath are closed or left in their idle state and the SPA cover is closed. PLEASE SET the SPA temperature to 28 degrees Celsius (see Property Binder section in this Agreement). Make sure that all faucets are closed. Make sure that all TVs, DVDs and electronic equipment are closed. Entrance gates and fences must be locked. Trash must be placed in the outdoor bins and the cover must be closed to prevent animals from making a mess (see Trash Removal section in this Agreement). Make sure that the Property Binder is placed on the kitchen counter.

PROPERTY BINDER

The Property Binder contains all the necessary information, such as, but not limited to, how to operate electronic equipment, where to put the trash, what's the WiFi password, how to restart the Internet, where is the main panel, etc. You will also find activities and restaurant in the area that are available to You, and a list of places that You can use Your Reservation # to get discounts. This binder will be inside the Property on the kitchen counter and/or will be given to You when checking in.

NUMBER OF OCCUPANTS

We must have the information of all occupants in Annex A of this Agreement, in case of a fire, an act of God or any other incidents that may involve the Fire Department, the law enforcement or the Ambulance, this list of occupants will be requested by the authorities in such case. The number of occupants allowed is specified in Annex B of this Agreement. If, at any time, the number of people (children and adults), including any guest(s) that You may have over for the day or the night, exceeds the maximum occupancy, You are in breach of this Agreement and Your entire group may be evicted immediately and all payments and security deposits will be forfeited. The maximum number of occupants allowed can never be exceeded under ANY CIRCUMSTANCES. Rental Company reserves the RIGHT TO INSPECT the Property at any time if there is a suspicion of this rule being transgressed.

PARKING

The maximum parking space at the Property is listed in Annex B of this Agreement. If, AT ANY TIME, the number of vehicles exceeds the maximum parking space available at the Property, You are in breach of this Agreement and Your entire group may be evicted immediately and all payments and security deposits will be forfeited. Each vehicle make, model and license plate number parked at the Property must be listed on Annex A of this Agreement. Rental Company can tow any vehicle parked at the Property NOT LISTED on Annex A of this Agreement without notice. By signing this Agreement, You agree to be held liable for any costs associated with the towed vehicles(s) and authorize Rental Company to charge Your credit card on file to cover any costs in excess of the security deposit. Please note, on-street parking is illegal due to snow removal and narrow streets in this area. You will be ticketed and/or towed in such case.

PETS

Rental Company has a No Pets policy, unless You are renting a Pet Friendly Property with restriction and have received permission to bring a pet (Your credit card on file will be charged 65.00 \$/pet). Normally, pets are not allowed in, at, or around the Property. If, AT ANY TIME You violate the No Pets policy, You are in breach of this Agreement and Your entire group may be evicted immediately and all payments and security deposits will be forfeited. By signing this Agreement You authorize Rental Company to charge Your credit card on file a pet fee.

SMOKING

Rental Company has a No Smoking policy, smoking inside the Property will not be tolerated under ANY CIRCUMSTANCES. However, smoking is allowed outside the Property in the designated area, as shown in the Property Binder. If, AT ANY TIME You violate the No Smoking policy, You are in breach of this Agreement and Your entire group may be evicted immediately and all payments and security deposits will be forfeited. To avoid any extra cleaning fees as explained in the check-in section of this Agreement, Your cigarette buds must be picked up from the ground and placed in the ashtray or metal bucket outside (see Property Binder section in this Agreement).

SNOW REMOVAL

You are responsible for shoveling necessary walkways, as shown in the Property Binder, during Your stay. Snow removal of the driveway and parking space is provided for each Property, unless otherwise indicated by Rental Company; however Rental Company does not control the snow removal operators. When plow trucks are outside, please move vehicles from the driveway and/or parking space to facilitate snow removal. If cars are left unattended in the driveway, the operator may skip the home, rather than risk damage to the vehicles and/or the Property, in such case, You will be responsible to shovel the snow manually. Snow shovels is provided at the Property.

TRASH REMOVAL

All trash is to be kept inside the Property or in the locked trash container in the driveway or parking space of the Property and the cover must be closed to prevent animals from making a mess. Trash must be placed in the locked trash container the night before trash pickup is to take place. The date of pick-up will be provided in the Property Binder.

FIREPLACE / FIREPIT

Please place ashes in metal bucket as shown in the Property Binder when the wood fireplace gets full. Do not throw ashes in the trash as embers remain hot for long periods of time and can be a fire hazard. The information on how to operate and/or clean the gaz and/or wood fireplace can be found in the Property Binder.

SAUNA / STEAM BATH / SPA

If Property includes a sauna and/or steam bath and/or SPA, You acknowledge that the sauna, steam bath and SPA can be dangerous for Your health if staying for long periods of time. You acknowledge that the surrounding deck/bathroom floors can be dangerous and slippery when wet and that serious injury is likely to occur to anyone who is not careful specially after being exposed to excessive heat. With full knowledge of the above facts and warnings, by signing this Agreement You accepts and assumes all risks involved in or related to the use of the sauna and/or steam bath and/or SPA and their surrounding areas. Misuse of sauna, steam bath and SPA resulting in a dump and scrub will be an extra cleaning fee. The information on how to operate and/or clean the sauna, steam bath and SPA can be found in the Property Binder. By signing this Agreement You authorize Rental Company to charge Your credit card on file for any extra cleaning fee.

HOUSEHOLD SUPPLIES

Kitchen is well equipped for meal preparation and serving. There are sufficient dishes, glasses, mugs, tableware and serving dishes for the maximum occupancy. Property includes blankets, bed linens, and one set of towels for each guest up to the maximum number of guests allowed (Towels for beach, pool or spa are not included. Please bring these from home.) Dish washing soap and dishwasher detergent are provided. There is enough hand and bath soaps, toilet paper, paper towels and trash bags to get started, however, more may need to be purchased depending on usage. For convenience, the Property has a washer/dryer (2 loads washing soap included).

TELEPHONE / INTERNET

Property is equipped with a telephone to be used for local calls only. Rental Company is not responsible for the operation or maintenance of high-speed Internet services and service is not guaranteed. By signing this Agreement You authorize Rental Company to charge Your credit card on file for any long distance calls that were made during Your Stay.

MAINTENANCE

Rental Company will conscientiously try to address maintenance issues as they occur. If a major issue occurs please call us immediately, if Rental Company is not advised of the problem when it occurs, You might be held liable for the issue, thus the associated costs. After hours emergency number is found in the Property Binder.

ALLERGIES

Please let Rental Company know at the time of booking if there are any concerns regarding allergies. Although You are not allowed to have pets in the Property, the Property Owner himself may keep a pet. Please do not assume that the No Pets policy means that the home is allergen-free.

ACCURACY OF INFORMATION

Rental Company has made every attempt to ensure the accuracy and reliability of the information provided on Rental Company's web site. However, the information is provided "as is" without warranty of any kind. Rental Company does not accept any responsibility or liability for the accuracy, content, completeness, legality, or reliability of the information contained on the Rental Company's web site. In the event that the information on the Rental Company's official printed documents, such as but not limited to, rental agreements, property binder, booking charge, etc., differs from the information contained on the Rental Company's web site, the information on such official printed documents shall control and take precedence.

LIABILITY

The Owner and Rental Company shall not be liable for any damage or injury occurring on or about the premises of the Property to You and the occupants, except in the case of Owner or Rental Company's failure to perform, or negligent performance of, a duty imposed by law. You as Guest, on behalf of Yourself, members of Your party, and all the successors, assigns and heirs, hereby agrees to protect, defend, indemnify and hold harmless the Property Owner and Rental Company, its employees, owners and other agents or representatives thereof, from and against any and all losses, costs, expense, damage, or liability (including reasonable attorneys' fees) arising out of any accident or other occurrence on the Premises or any part thereof, or in any common area, causing injury to any person or property whomsoever or whatsoever, no matter how caused, except in the case of the Owner or Rental Company's failure to perform or negligent performance of a duty imposed by law. The Owner or Rental Company is not responsible for damage to Guest's personal property resulting from fire, storm, rain, flood, power outage, appliance failure, theft, vandalism, leaking fixtures, acts of God, etc. Rental Company shall not be liable for negligence or unlawful acts of the Owner.

SIGNATURE ACKNOWLEDGEMENT

The undersigned, has read and agrees with the terms and conditions of the entire Agreement and accepts all liability for any damage beyond normal wear and tear to the Property during the Stay and further understands, to be the responsible person of the Reservation and takes full responsibility for the actions of all occupants shown on Annex A of this Agreement.

SIGNATURE	
X	
CLIENT NAME Username: client@abcd.com	Date