

## **Terms of Rental for Mount 7 Guesthouse**

The Renter and all Guests are responsible for the rented property, it's equipment and the common property, and agree to pay for all breakage's, damage and losses upon departure. The Renter agrees to be responsible for the behaviour of all Guests.

Bylaw No Noise Tolerance after 10:00 pm. If any Renter or Guest does not comply with the terms of the Rental Agreement, disturbs the neighbours in any way, or mistreats the rented Property or common property, the Renter and Guests will be asked to leave immediately and no deposit or rent will be refunded.

The rented Property will be cleaned and an inventory taken before your arrival. The Property, its contents and the common property must be left tidy and in the same condition as on arrival.

Only those persons listed on the Rental Agreement or this page as Guests and Renter are entitled to occupy the Property overnight.

The Property and all common property are used entirely at the risk of the Renter and Guests, and neither the owner of the Property or any other Property are liable for any injury, damage, or loss whatsoever.

Smoking is not permitted inside the house. A \$500 charge will be made to your credit card if there is any evidence of smoking inside the house.

Pets are permitted, however any evidence of damage will result in charges.

All Guests must follow the House Rules that will be displayed.

Use of the hot tub is entirely at the risk the Renter and Guests.

We will do our best to make sure all amenities are in working order during the visit, but the guest will not be entitled to any refund due to malfunctions or repair difficulties.

The Renter and each adult guest agree on behalf of themselves and any children in their charge, that the Property, its equipment and the common property will be used entirely at their own risk and they will jointly hold harmless the owner of the unit from any and all claims, losses, injury or expense arising from the use of the Rented Property, equipment and common property by anyone.

All rentals are carefully scheduled in advance; therefore, no partial refunds will be made for late arrivals or early departures. Purchase of trip cancellation insurance is recommended as all monies received are non-refundable.

The liability of the Renter and each Guest is not limited to the amount of the damage deposit. The owner may pursue the Renter and each Guest for damages in excess of the damage deposit. The Barbeque must be cleaned after use, failure to clean it will result in a \$50 addition cleaning fee.

Provided the Property is undamaged, does not smell of smoke and is left in a neat and tidy condition, the damage deposit will be returned to the Renter in five (5) banking days after departure.

**I have read and agree to the rules of Mount 7 Guesthouse** *(to be signed by the Renter)*