

**Rental Agreement**  
**The Beach House Vacation Rental**  
**3264 West Island Hwy, Qualicum Beach**  
www.RentTheBeachHouse.com

## Terms of Agreement and Cancellation Policy

1. No smoking inside house by anyone at anytime.
2. Pets are not permitted.
3. Maximum of 6 persons.
4. RESERVATIONS: A 50% Deposit is required to confirm your reservation. This deposit is due at least sixty (60) days in advance of the arrival date. This deposit will not be applied to the cost of the rent and will become the Damage Deposit upon arrival. The Damage Deposit will be returned in full by mail, two weeks after departure, unless damage has occurred.
5. RENTAL PAYMENTS: Full rent is due at least thirty (30) days prior to the arrival date. Late payment may result in forfeit of your reservation. A \$35.00 handling fee will be charged for all returned (insufficient funds or bank rejected) cheques.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made between sixty (60) days and thirty (30) days of the arrival date, forfeit the 50% Deposit. Cancellations less than thirty (30) days of the arrival date forfeit full rent. If the house can be re-rented for the same time period, a refund of the rent paid, less \$50 administration fee, will be issued.
7. TENANT'S LIABILITY: Tenant agrees to accept liability for any damages caused to the property, other than normal wear and tear, by Tenants or Tenant's guests, including, but not limited to, the building, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Tenant agrees to reimburse the owners for full costs incurred to repair/replace damaged items.
8. LOCKED AREAS for which Tenant is not provided a key, such as owner's personal storage areas, are exempt from this lease agreement and are off limits to the Tenant. Forced entry into these areas is cause for immediate termination and Tenant will be charged for damage and/or missing items.
9. NO DAILY MAID SERVICE – While linens and bath towels are included, daily maid service is not included in the rental rate. A Laundromat is available nearby.
10. APPLIANCE MALFUNCTIONS - or service requests for televisions, appliances, etc. will be responded to as quickly as possible. There are no rebates or refunds issued to Tenants for any reason, as every good faith effort is made to insure the property is maintained to highest standards.
11. Check in time is at 4:00 pm. (Weekly rentals are Saturday to Saturday.)
12. Check out time is 11:00 am.
13. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges the owner's from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.
14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

Please print out this agreement, sign and e-mail us at, [info@rentthebeachhouse.com](mailto:info@rentthebeachhouse.com) for payment and mailing instructions.

Both pages to be signed by the Primary Renter:

I the undersigned hereby acknowledge that I have read and understand the above terms. By signing, I assume responsibility for all actions taken by accompanying renters and guests.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Rental Period: (Weekly rentals are Saturday to Saturday.)

Arrival Date:		Departure Date:	(11:00AM)
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Primary Renter Information:

Last Name:		First Name:	
Address:			
City:		Prov./State/Country:	
Postal Code/Zip		Email Address:	
Home Phone:		Cell Phone:	

Accompanying Renters Information:

Last Name:	First Name:	Relationship:

Please tell us how you found out about our home:

Both pages to be signed by the Primary Renter:

I the undersigned hereby acknowledge that I have read and understand the above terms. By signing, I assume responsibility for all actions taken by accompanying renters and guests.

\_\_\_\_\_

Signature Date