

# Rental Contract for Cottage at Trout Lake

Between :

**Bottle Hill Management Inc ('the owner')**  
**789 ch. de la rivière Bergeron**  
**Piopolis, Québec G0Y 1H0**

And :

\_\_\_\_\_  
Complete name of the responsible person(s): ('the renter'):  
MUST BE ATLEAST 25 YEARS OLD AND STAY DURING THE WHOLE RENTAL PERIOD.

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, Province

\_\_\_\_\_  
Postal Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Drivers' Permit number and province of issue

Total number of adults: \_\_\_\_\_ Total number of minor children (under 18) : \_\_\_\_\_

Number of cars on the property (Max 5): \_\_\_\_\_ Any smokers in your group? Y / N

Are you bringing a dog? Y \ N One well-behaved dog, over 1 years old, will be considered.

Rental amount: \_\_\_\_\_ \$ including taxes.

Fly Fishing rights: \_\_\_\_\_ \$ Optional, \$25 per person per day.

Plus, cleaning fee: 120\$.

Total rental cost: \_\_\_\_\_ \$

Rental period from \_\_\_\_\_, Arrival 3PM+, To \_\_\_\_\_, Departure 11AM latest.

A 50% deposit is required for cottage reservation. The balance is due 2 weeks prior to the beginning of the rental period.

A refundable security deposit may be required and payable with the balance of payment before the rental period.

\*Please make all cheques payable to **Bottle Hill Management Inc.** Interac email bank transfers are also accepted.

## Maximum Cottage Capacity: 12 people / smoking is not allowed in the cottage.

### ***Rental Conditions:***

1. The renter is responsible for the cottage and its contents. The renter is also responsible for any guests allowed into the cottage. The renter and his guests must act accordingly and not infringe upon the enjoyment of the surroundings by others on the property.
2. The renter and his guests cannot and will not hold the owner responsible for any loss or damage to personal property; the renter will indemnify and hold harmless the owner against any liability for personal injury or property damage.
3. The owner assumes no responsibility for loss, damage or theft of the renter's or his guests' personal property.
4. Face cloths and towels will be supplied by the renter. Linen, bed covers, blankets and pillows are supplied by the owner.
5. It is forbidden to build an exterior fire on the property other than in areas designated for that purpose. All fires must be completely extinguished when left unsupervised (leaving the property or over night). The door to the interior fireplace must always be kept closed.
6. The renter is responsible for damages due to plumbing blockages and toilet overflows caused by his own doing.

### ***The Renter agrees to:***

1. At the end of the rental period, leave the cottage, surrounding property, furniture and accessories in the same location and condition as they were found. A supplementary charge will be levied against the renter if the cottage condition is deemed inadequate. The renter has read and understands the WELCOME instructions for the cottage found on the [scotchcap.ca](http://scotchcap.ca) website. A copy is available in the cottage as well.
2. Abide by the present contract. Any breach of contract could bring about additional costs evaluated by and at the sole discretion of the owner. Any breach of contract gives the owner the right to evict the renter and his guests immediately, nullifying the contract. Should eviction of the renter be necessary, all sums collected by the owner will be kept and all rights to further recourse for damages to the cottage, its contents or the property will be maintained.
3. The proper use of furniture and equipment in the cottage in their usual location. It is forbidden to remove furniture and equipment from the cottage.
4. Alert the owner of any and all breakage or defective condition of furniture, equipment or facilities. Alert the owner of any abusive use or breakage from misuse of furniture, equipment and facilities. All breakage or damage resulting from the abusive use or misuse of furniture, equipment and facilities will be repaired or replaced and charged entirely to the renter.
5. Do not put anything in sinks, toilet or shower drain whether intentional or not which may result in a blockage of plumbing facilities. Any resulting damage to plumbing facilities will be repaired or replaced and charged entirely to the renter.
6. Refrain from all smoking in the cottage and do not dispose of cigarette and cigar butts on the property or in the woods.
7. Permit access by the owner or his agent to the cottage at any reasonable time of day or at any time for emergency repairs.
8. Remove garbage and recyclable materials from the cottage in a timely fashion and avoid accumulating them. All refuse must be bagged and disposed of in the garbage and recycling bins provided and kept near the parking area.
9. Close all doors and windows when departing the property.
10. Do not charge long distance calls nor make excessive internet use or downloads.
11. Respect common sense rules of water safety; wear life jackets, especially for young children.
12. Respect and use watercraft and boats properly and safely. We supply boats in order to be sure they are clean and free of any and all weeds or invasive species.

13. We do not allow All Terrain Vehicles (ATVs) or off-road motorcycles on the property.
14. We do not allow the use of fireworks of any kind on the property.
15. We do not allow the installation of tents on the property.
16. If permission is granted allowing a dog, you are responsible for picking up your dog's excrement promptly and any damage caused by your pet.
17. If your rental includes Fishing Rights, respect the exclusive fly fishing, catch and release, electric motor use rules in effect at all times on Trout Lake.

***The owner agrees to :***

1. Keep in force the legally required amount of liability insurance.
2. Deliver the cottage in a clean and usable state with all equipment and facilities in working order.
3. Give notice and full refund to the renter should the cottage be or become unavailable for any reason. No additional amount of compensation can be claimed for inconvenience or any other reason.

I, \_\_\_\_\_, the undersigned, am at least 25 years old, have read and understand this contract and agree with all terms and conditions.

\_\_\_\_\_

The Renter

\_\_\_\_\_

Date