

SHORT TERM RENTAL AGREEMENT

Property Location: Blossom Ridge Farm Vacation, 1191 South Big Island Road in Prince Edward County.

Made and entered into this (Date) _____ between Jennifer Ackerman and
_____ hereinafter called RENTER.

Whereby OWNER agrees to said RENTER the property located and known as Blossom Ridge on the following terms and conditions:

TERMS OF RENTAL AGREEMENT:

1. Rental rate for period: 4:00 p.m. Sunday _____, Check-out time 11:00 a.m. Sunday _____,
Rental fee is \$ 2,000.00 plus HST Canadian Funds, including cleaning service. Cleaning service will be responsible for cleaning of house. Renter is asked to wash all dirty dishes, glasses, etc. before leaving premises. If cost of damages repaired or cleaning exceeds the deposit of record, RENTER agrees to pay difference immediately upon receipt of invoice from OWNER.

Rental fee is payable by personal cheque or bank draft, in two installments. The deposit in the amount of \$400.00 Canadian confirms your reservation. The balance of \$1,600.00 is due thirty days prior to RENTER's arrival. (This amount would be doubled for the two weeks)

Upon receipt of the balance of rent and the security deposit as noted in item #2, the OWNER will make arrangements with the RENTER regarding obtaining the key to the premises.

2. Security deposit against damages in the amount of \$250.00 Canadian is required thirty days in advance of date of arrival. Upon inspection of the premises, OWNER determines the security deposit to be refunded. Refund due will be mailed to RENTER by cheque, no later than Wednesday following the RENTER's departure.
3. If RENTER cancels this agreement more than thirty days prior to the commencement of the rental, the RENTER's deposit will be refunded less a \$100.00 cancellation fee. If the RENTER cancels this agreement, 30 days or less from the commencement date of the rental, the RENTER agrees that the deposit will be retained by the OWNER as compensation for the period of time that the premises have been withheld from the rental market.
4. The RENTER understands that the check-in time is 4:00 p.m. and check-out time is 11:00 a.m.
5. The RENTER agrees to pay the OWNER for any damages to the premises and property, including but not limited to, furnishings and household items, which occur as a result of the RENTER's occupancy. Damages will not include normal wear and use.
6. The RENTER may not sublet or transfer this agreement without the written consent of the OWNER.

7. The OWNER or designated agent may enter the premises at reasonable times, with or without notice, for the purpose of making repairs and inspections.
8. If the RENTER violates any of the conditions of this agreement, or limitations outlined, the OWNER may terminate this agreement and enter the premises by force or statutory proceedings, in which case any moneys paid by the RENTER will be forfeited by the RENTER as liquidated damages.
9. The OWNER shall not be responsible for any accident or injuries occurring to the RENTER or guests of the RENTER on this property or premises.
10. The RENTER must be present at all times while guests are on the rental property.
11. The OWNER is not responsible for any injuries incurred on the property.
12. The swimming pool on the property does not have a lifeguard. It is the RENTER's responsibility to have a person watch the pool area at all times. The RENTER agrees that the OWNER is not liable for any injuries or drowning.
13. The RENTER hereby agrees to reimburse the OWNER for any penalty that may be imposed on the OWNER by any court by reason of any violation upon the premises through fault of the RENTER herein, his/her family members or guests.
14. The RENTER waives any and all security provisions.
15. The RENTER certifies that he/she has carefully read the limitations the OWNER has set forth in this contract, including limitations on the number of persons permitted to occupy the premises, and agrees that if specified limitations are exceeded without the written consent of the OWNER, the OWNER shall have the right to cancel this agreement. In the event that it becomes necessary to cancel this agreement as provided for in this clause, any monies paid by the RENTER will be forfeited as liquidated damages.
16. RENTER agrees to comply with the following RULES AND REGULATIONS affecting the area and rental premises:
 - (a) Pets not allowed.
 - (b) Smoking is restricted to outdoors in the designated area. Sand buckets are provided for this use.
 - (c) Garments, towels and wet bathing suits are to be hung on the lines provided.
 - (d) Shooting fireworks and firearms including slingshots is prohibited.
 - (e) Telephone service is limited to incoming and local calls. Long distance calls are to be made at the RENTER's expense.
 - (f) Occupancy of the premises shall be sufficiently quiet and peaceful so as not to disturb other residents and their guests in the neighborhood.
 - (g) Garbage is to be secured by RENTER in plastic bags and placed in specified container as follows: Owner will advise. Recycle is to be handled as follows: Owner will advise.
 - (h) Sheets and towels are supplied by OWNER. Beach towels are not supplied by OWNER and are to be provided by RENTER.
 - (i) Keys must be left within the house on the kitchen table, or replacement costs will be deducted from security deposit.

17. OWNER is not responsible for damages to the RENTER's personal property resulting from lightning, rain, flood or other natural disasters.

MY SIGNATURE CERTIFIES THAT I HAVE READ AND I AM IN AGREEMENT WITH THE TERMS SPECIFIED IN THIS RENTAL AGREEMENT.

Renter signature: _____

Date: _____

Printed name: _____

Address: _____

Telephone: _____

E-mail address: _____

Number of adults in party (including RENTER): _____

Number of children and their ages: _____

Owner signature: _____

Date: _____

Printed name: Jennifer Ackerman

Address: RR#1, Milford, ON K0K 2P0

Telephone: 613-813-7368

Web Page: www.pec.on.ca/blossomridge

Please sign one copy and return it to Jennifer. Don't hesitate to contact me if you have any questions.