



## CONTRACT

### VACATION RENTAL AGREEMENT

### CHALETS:

### LAURENTIANS-SCANDINAVIAN-FINLANDAIS-NORWEGIAN

#### COST

The rental cost is established for the amount in Canadian currency plus a service (including domain fees, cleaning including covid disinfection, bedding, surplus propane tank for BBQ, maintenance and installation). Add the 3.5% tax on lodging, plus 5% GST, plus 9.975% QST.

Accommodation taxes: # 1050189585 GST: # 772960514 QST: # 1050189585

#### BOOKING TERMS

50% of rental cost plus service charge (if applicable) is required when booking. The balance of the rental is payable thirty (30) days prior to the start date of the stay. When the reservation is made less than thirty (30) days before the start date of the stay, full payment is required.

A pre-authorization of \$ 950 will be required on credit card or Interac, on the day of arrival, as a deposit on the unit (Norwegian: \$ 500 more). In the event of breakage, uncleanliness in the unit or if the regulations are not respected, the security deposit, partial or complete, may be withheld without notice. If everything is correct, the security deposit will be released after the unit has been checked by the maintenance department within days of your departure.

The arrival and departure times are: Arrival at 5:00 p.m. Departure at 11:00 a.m.

## NSTRUCTIONS AND CANCELLATION POLICY

Cancellation due to COVID-19: The stay can be canceled and refunded in full at any time if the public authorities governmental do not allow access to the area or if they have confined the tenant's area or if they prohibit the rental tourist residences/cottages. Full refunds can only be made for stays that have not yet started.

For cancellations other than for COVID-19 described in the paragraph above: If the cancellation notice is received more than 31 days before the start date of the stay, the 50% deposit will be retained by the landlord for damages. If the cancellation is made less than 30 days preceding the date of the stay, all sums collected will be retained by the landlord as damages.

In the event that the stay should be canceled or interrupted due to unforeseen major problems with the building, the lessor's liability would be limited to the cost of the rental. Unused days would then be refunded, but no additional compensation would be granted. If service or cleaning fees are charged, these are non-refundable.

No refund will be due by the owner for any cancellation, early departure or late arrival or for any situation beyond our control (ex: bad weather, power failure, snowstorm, ice storm, drought, lake, water, dam, breakage, rain, roads, hurricane, etc.).

No reduction will be granted if the number of people / occupants is less during the stay than what was initially planned when booking.

Acceptance of this rental agreement may sometimes be subject to the final approval of the building owner. Examples: Incorrect price not in accordance with the website AND / OR excess number of people allowed, (unless these have been previously accepted by the latter), etc.

## CONDITIONS

It is forbidden to smoke in the building. Please use the appropriate spaces outside and dispose of cigarette butts in the places intended for this purpose.

Put into practice all the instructions related to the use of the building that are given to you by the landlord or that are directly on site.

Clean and well-trained adult dogs (9 months and over) and non-dangerous breeds are accepted.

Do not arm the alarm system during the night when you are present in the chalet in order to avoid false alarms.

At any time, the property cannot be occupied by more people than the number listed in the contract and / or the maximum number covered by the costs of your stay. Notify the owner of any change to this effect. If this number is not respected, a minimum penalty of \$ 200 could be imposed and result in the eviction of the tenant from the building. If one or the other of these conditions IS NOT RESPECTED during the stay, the owner reserves the right of eviction, without notice and no refund of the stay.

## RENTAL TERMS

The building can only be used for vacationing purposes.

The tenant cannot assign his rights under the rental contract or sublet the building. If the day of departure, the tenant does not leave at the time mentioned (provided for in the contract), additional charges may apply.

Sanitary paper provided for the start of the stay, cleaning products provided for the duration of the stay and personal hygiene products not provided. Wood for fireplace not provided. Consult the website for the list of inclusions and exclusions.

House as described on website.

Bedding provided (pillows, sheets, etc.) and towels provided. Electric heating provided.

Snow removal from the parking lot included.

## RESPONSIBILITIES

The tenant must notify the landlord of any BREAKAGE OR DAMAGE caused during his stay.

The tenant agrees to respect the government standards in force (Cov id-19).

The tenant is responsible for material damage and bodily injury occurring in or on the rented building during the rental period, for any reason whatsoever, except damage not caused by it or its occupants and those resulting from construction defects, lack of maintenance, natural and technological disasters, and any damage normally covered by the landlord's home insurance policy. The tenant and any other person on the rented premises undertake to keep the landlord safe and free from any claim presented by anyone resulting from the damages for which they are responsible.

The tenant will be responsible for defraying the costs for any damages exceeding the amount of the security deposit. By signing this contract, you assume full responsibility for any damages that may occur, by you or your guests, during the rental period of the chalet.

The tenant agrees to return the rented building at the end of his rental period in the same condition as on arrival. The tenant is responsible for breakages caused by his personal facts and those of the people who accompany him and he will be given an invoice for any damage caused to the property (except wear and tear normal places). If the credit card or Interac has been given as a guarantee in the event of breakage or damage and it is debited considering a breakage caused to the property, an administration fee of 5% + taxes will be added to the transaction.

The tenant agrees to respect reasonable rules of conduct and not to disturb neighbors and residents of the area. It will have to stick to a reasonable noise level. Know that a lakeside is very eco-friendly. After 9:00 p.m., outside noise should be kept to a minimum, failing which the police could be called by a neighbor and they will issue you with an expensive ticket and an immediate eviction (municipal by-law stipulating that no outside noise must not be heard at the edge of the land after 9 p.m.

It is important to respect the total number of people because if a higher number of people were found during the stay than what had been foreseen during the reservation, you will have to pay a penalty and even the possibility of being evicted immediately. of the property and this without notice and without refund.

In the event that a dispute arises between the two parties, the maximum claim that the landlord could receive could never exceed the total amount of his rental during his stay. he client has the right to visit the chalet before booking.

Make sure that all your guests are aware of the contents of this contract and that they undertake to respect it.

The Landlord ensures that the rented establishment holds a classification certificate issued by the CITQ in accordance with the Act respecting tourist accommodation establishments and still in force.

The Landlord cannot be held responsible for any accident, injury or illness resulting from the fault of the Tenant, which may occur to the Tenant or his guests during the stay. By accepting this reservation, the Tenant and his guests accept the risks associated with their stay at the establishment.

The landlord cannot be held responsible for the theft or loss of the Tenant's property or his guests during the stay.

It is forbidden to make a fire on the site, the outdoor fireplace is provided for this purpose. The fire must be completely extinguished if no surveillance is carried out (departure, night, etc.). Before starting a fire in the outdoor fireplace, it is the tenant's responsibility to check whether there is a fire ban with SOPFEU at 1 800 463-3389. departure. Fireworks are strictly prohibited by the municipality, under penalty of a fine and immediate eviction by the police.

The tenant is responsible for the sewer and sink, if blocked or damaged by his fault. Due to the fact that the chalet is not served by a water system, you and your guests should use the water in a reasonable way and make sure to put as little toilet paper as possible in the toilet (use when necessary). the trash can nearby).

The use of a generator is prohibited.

No party or other noisy activities that may disturb the neighborhood is authorized.

No commercial or other activity on the premises is permitted, the chalet must be used for recreational purposes only.

The tenant cannot sublet or lend the chalet to other people. If this happens, a penalty will be deducted from the security deposit and an immediate eviction could be enforced.

Do not leave young children unattended on balconies or exterior steps or interior mezzanine or near the lake. Children must be supervised at all times.

No parking of vehicles on the street.

Ecological lake so no engine. If you want to bring your boats, environmental laws require you to clean them before putting them in the water in order to avoid any contamination of bacteria.

As a safety measure, before diving from the dock, it is your responsibility to check that there are no obstacles of any kind in the water. Check the depth and location before diving as a precaution.

Shared / public services from the domain to the Norwegian chalet are excluded.

In the entrance (private road) of the Scandinaeve chalet, as a precaution, no one should approach the rocks during winter and spring when the ice melts. Vehicles should not park too close to these as well.

Charges could be added if the condition of the building (additional cleaning) required

excessive time for the restoration.

According to the Municipality's by-law, it is forbidden to light fireworks at any time. It is your responsibility to advise all occupants of all the rules of this contract.

#### UNLOCKING THE BUILDING ON YOUR ARRIVAL AND KEY

The building you rented has a combination lock that is changed regularly for security reasons. In addition, the property is equipped with a sophisticated alarm system.

You will receive, via email, the access codes as soon as the last payment is cashed and the security deposit has been made.

#### EMERGENCY

In case of emergency or major breakage, please contact the owner or his representative:

Contact details for these can be found in the welcome guide located in the chalet.

#### LOCATION OF THE BUILDING

All the chalets are located near the village of Morin-Heights in the Laurentians. Once the reservation is complete, you will receive a confirmation with the full address of the property. The addresses for each chalet do not appear on the website for security and privacy reasons to avoid people showing up unexpectedly to visit the area while the chalet is rented to a client. Visits are only permitted by appointment between check-ins and check-outs so as not to disturb customers.

#### SOME RECOMMENDATIONS ... ON YOUR DEPARTURE

Return the building to the same condition as on arrival (you must complete the list of some basic tasks to be done upon departure, this is located in the chalet). Leave the key in the key box and make sure that all windows and doors are closed / locked.

**Have a good stay !**