

**THE BEACH HOUSE VACATION RENTAL POLICY- 1136 ALDERSIDE ROAD, PORT MOODY, B.C.**

To secure a reservation you will be required to agree to the following reservation policy. If you have any questions please contact us to clarify: Tel: (604) 469-1500 or Cell: (778) 688-7294; E-Mail: info@vancouverwaterfrontrentals.com.

1. CHECK-IN TIME IS 4:00 P.M. PST AND CHECK OUT TIME IS 11:00 A.M. PST. Requests for Early Check-ins or Late Check-outs is subject to availability & non-negotiable \$25.00 extra charge.

2. This is a NON SMOKING property. Smoking is NOT ALLOWED inside the house for any reason. Smoking is permitted on the common areas provided that doors to the house are closed and cigarettes are fully extinguished and disposed of in a responsible manner. Failure to adhere to this policy may result in immediate termination of rental agreement and loss of up to 100% of damage deposit.

3. PETS & PET DAMAGE DEPOSIT – THE BEACH HOUSE is a Pet Friendly property, however, guests must obtain written permission of the Landlord to have pet(s) enter onto the property at the time of reservation. Guests with pet(s) are required to pay a Pet Damage Deposit equal to 50% of the rental rate upon booking up to a maximum of \$500.00 per pet. Should your Pet cause damage to the property and or its' furnishings or leave a mess, the Landlord reserves the sole right to maintain up to 100% of your Pet Damage deposit in addition to any other lawful remedies that may be available to the Landlord.

4. DAMAGE DEPOSIT – A DAMAGE DEPOSIT equal to 50% of the rental rate is required upon booking. The exception is Special Events, which are subject to a greater damage deposit. The deposit is NOT applied towards the rental; however, it is fully refundable within (7) days of departure, provided the following provisions are met.

a. No damage is done to the property or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband or pets.

c. All debris, rubbish and discards are placed in the refuse containers and soiled dishes are placed in the dishwasher.

d. All keys are left in the property mail slot and the property is left locked. Lost keys are subject to a \$50 extra charge.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged. No towels are missing or damaged.

g. The rental unit is kept in satisfactory clean and sanitary condition during the rental period by the renter.

h. The renter does not use the unit or allow the unit to be used for any illegal, unlawful purposes.

i. The renter has not breached any municipal, or other bylaws or rules and regulations in respect of the rental unit and does not disturb the peaceful enjoyment of any other resident of the property or neighbourhood at any time.

5. **PAYMENT** - A deposit equal to 50% of the rental rate is required upon booking. The deposit will be applied toward the rental unit rent. Guests are required to pay by Cash, Traveller's Check, Money Order, Wire Transfer, Paypal. Deposit(s) & Rental Payment(s) are payable to Franco & Micheline Ciolli ('The Landlords'). The initial deposit is not part of the damage deposit. The balance of the rent and damage deposit is due a minimum of 30 days prior to your check in date.

#### 6. **CANCELLATIONS**

Reservations are cancellable in writing 14 days prior to confirmed reservation date with a 25% administration fee. Cancellations received later than 14 days and or not in writing prior to reservation date are non-refundable. In the event of a cancellation 14 days prior to the reservation date, there is an opportunity that the Landlord may be able to re-rent the unit. In the event that the Landlord is able to re-rent the unit, a portion of the paid deposit(s) and or rent will be returned to you within 14 business days.

7. **MAXIMUM OCCUPANCY** – The maximum number of occupants per rental unit is determined by the unit bed configuration and is unit specific, however, the following applies:

2 Bedroom Main Floor unit is limited to 2 primary occupants for a maximum of 5 persons.

1 Bedroom Lower Floor unit is limited to 1 primary occupant with a maximum of 3 Adults or 2 Adults and 2 Children, 12 years of age or younger.

3 Bedroom Unit (Entire House) is limited to 3 primary occupants for a maximum of 8 persons (6 Adults & 2 children, 12 years of age or younger).

8. **MINIMUM AGE** – Minimum age is 25. The individual making payment for the reservation must be over the age of 25. If the minimum age is not met the reservation will be subject to forfeiture of advance payment, deposit/or rental money, and the party will not be permitted to check in.

9. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

10. **HOUSEKEEPING SCHEDULE – NO DAILY MAID SERVICE** – Bed linens and bath towels are included in the unit rent; however, daily or weekly maid service is not included in the rental rate. Additional housekeeping is available at additional cost upon request. Beach towels are provided.

11. **RATE CHANGES** – Rates subject to change without notice.

12. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.**

**14. PARKING – Vehicles are to be parked in designated parking areas only. Parking on the public roadway is permitted and is on a first come first serve basis. Any illegally parked cars are subject to towing, applicable fines/towing fees and is the sole responsibility of the vehicle owner.**

**15. INJURY/ILLNESS/DAMAGES ETC** The Property Owners are not responsible for any illness, accidents, damages, death, theft, costs or injury that occurs while at the property or common and public areas and its facilities. Participation by renter(s) and or their invited guest(s) near or directly in Water Activities of every kind is solely at the renter(s) and its' guest(s) sole risk. There is NO LIFEGUARD ON DUTY – MAXIMUM DILIGENCE & PRE-CAUTIONS MUST BE EXERCISED BY RENTER(S) & THEIR INVITED GUESTS ESPECIALLY WHEREBY ALCOHOL IS BEING CONSUMED, AND OR NON SWIMMERS OF EVERY AGE - ESPECIALLY INFANTS, CHILDREN, THE ELDERLY & CONVALESCENT. The Property Owners are not responsible for the loss of personal belongings or valuables of the renter. By accepting this reservation, it is agreed that all renter(s) and others whom they invite to the unit and/or property and its' facilities are expressly assuming the risk of any harm arising from their use of the unit and common & public property and its facilities, and the renter(s) releases the Property Owners from any claims, loss, damages, and indemnifies and saves them each harmless from and against all claims, damages, actions or expenses suffered by or occurring to the Property Owners in connection with the foregoing.

**16. TERMINATION – Failure by the Guest to meet the payment terms and schedule may result in termination of the reservation and forfeiture of deposits. Failure to adhere to items within this policy may result in eviction at the discretion of the Landlord in such cases all deposits and payments by the Guest are forfeited.**

**RENTER AND OR GUEST SIGNATURE(s):**

**PRINT NAME(S):**

**DATE:**

**LANDLORDS SIGNATURE(s):**

**PRINT NAME(s):**

**DATE:**