

Rental Agreement Terms of Use

Acceptance

Payment of the rental deposit sum will signify your full acceptance of these Terms and Conditions of Rental. The rental agreement is a "fixed" term and the tenant(s) must vacate the premises on the agreed upon date of this agreement. Sub-leasing is prohibited unless authorized in writing by the property owner.

Confirmed Booking

On receipt of the required payment, the owner will issue a confirmation by email or in writing. Only upon confirmation from the owner and receipt of the deposit or full payment is the rental determined to be confirmed.

Renters Responsibilities

1. To take care and respect the property;
2. Immediately report to the owners, without exception, any damage caused by them, their guest(s) or any other party;
3. Immediately upon check-in report any pre-existing damage;
4. To abide by the city of White Rock by-laws, along with normal considerations common in a residential neighborhood.
5. To use reasonable care and attention, as well as being responsible for residence valuables during stay. Locking entrance, back doors and windows whenever leaving.

Payment & Cancellation Policies A 50% deposit is required to confirm a rental. Balance of payment is required at check-in. All cancellations must be in writing. Any reduction in length of stay will be considered a cancellation and subject to the cancellation policies contained herein. You may cancel your rental agreement at any time up to or during the rental period. In the event that you exercise your right to cancel, the following cancellation penalty rates of the Total Rental Fee will be levied.

up to 60 days prior to the move-in date, a flat \$100.00 Administration fee will be charged

45 to 60 days prior to the move-in date, a 25% of Rental Fee

30 to 45 days prior to the move-in date, a 50% of Rental Fee

less than 30 days prior to the move-in date 100 % of Rental Fee

In the event that the property can be re-rented after a cancellation has occurred, a full refund, less a \$100.00 administration fee may be issued.

Visa, Master Card, Pay Pal, and Cash accepted.

Number in Party

The maximum number of occupants must not exceed the agreed upon number at time of rental agreement. The rate is a flat rate and is not adjusted by the total number of occupants. The maximum number in party is based on adequate sleeping accommodations.

Damage Deposit

A separate damage Deposit in the amount of \$500.00 is required on or before check-in. This will be refunded in full upon check-out final inspection. An acceptable Credit Card security deposit is required for all damage deposits. Additional charges to security deposit may be levied depending upon any additional damages incurred during the stay.

Pet Policy Pets are not permitted. Smoking ABSOLUTELY NO SMOKING is permitted inside the residence or garage.

Cleaning of Property

You are required to complete the cleaning requirements prior to leaving. These requirements include: washing and putting away all dishes, emptying fridge, leaving accommodations organized and tidy, taking all garbage to the designated disposal site, turning off lights, fans and locking all doors and windows. Please be advised that should the residence not be left in the above mentioned condition, a cleaning deduction will be made against the damage deposit of minimum \$200.00. Weekly housekeeping services available at a rate of \$150.00. This service must be confirmed prior to move-in.

Noise/Disturbances

We have a zero tolerance policy for any disturbance of the peace, including, but not limited to parties or excessive noise of any kind. In the event that we deem you have committed a policy violation, we have the right to evict all occupants without notice, and all pre-paid rents, deposits shall be considered earned and therefore be retained by the property owner.

Check In/Check Out:

Check-out time is 11:00-11:30 AM and Check-in time is 3:30-4:00 PM. COPY OF RENTAL APPLICATION and AGREEMENT TO BE SIGNED BY TENANT(S) AND LANDLORD ON OR BEFORE THE MOVE-IN DATE. Photo ID is required.