



## **South Garden Vacation Rental RENTAL AGREEMENT Harrison Hot Springs**

1. **PAYMENT:** Reservations require at least a 50% deposit made by credit card to guarantee your reservation. Your credit card number, expiry date, and 3-digit number on the back of the credit card along with a signed **BOOKING AGREEMENT** must be received (by fax: 604-796-3518 or email) before the rental unit will be secured for your reservation. 30 days before your arrival date rental fees must be paid in full and will be drawn from your credit card. If a reservation is made within 30 days of arrival date rental fees must be paid in full at time of booking. We will regretfully have to cancel your reservation if we are unable to draw the final balance from your credit card, with no refund issued.

2. **CANCELLATION POLICY AND REFUNDS:** We know that plans can go astray. However, we rely primarily on advance reservations and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: Any rental fees paid, less a \$100 processing fee plus any credit card fees, are refundable, if the reservation is canceled at least 60 days prior to your arrival date. If you cancel during the 60 days prior to your arrival, you will forfeit all rental fees collected. If the canceled reservation is re-booked, we will refund your forfeited rental fee, less a \$100 processing fee plus any credit card fees, after the end of that rental. "No shows" will be charged in full unless South Garden is re-rented. **No refunds due to weather, change of plans, or early departures.** All guests are financially responsible for the entire booking once your reservation has been made. We recommend that you purchase trip insurance to cover the potential financial loss. Visit [www.InsureMyTrip.com](http://www.InsureMyTrip.com) (or another company familiar to you) for details.

3. **SECURITY/DAMAGE DEPOSIT:** \$500 will be drawn from your credit card number when your reservation is made. This is to protect us from possible damages to our property. Within 10 days of check-out the damage deposit will be returned, providing our South Garden premises is left in good condition, rental agreement is adhered to, and there is no damage above regular wear and tear. Security charges will only be applied if necessary and you will be notified. Guests are financially responsible for all

damages and additional cleaning fees if necessary. Should we find the premises in an unacceptable condition upon your departure, your security deposit will be used for extra cleaning, damage repairs, replacement of missing contents expenses resulting from agreement violations such as smoking inside the building, trash left inside the buildings, dirty dishes left unwashed, furniture moved, etc...

4. **RETURNED CHEQUES:** There is a \$50.00 per cheque fee for all returned cheques.

5. **MAINTENANCE:** Please report any problems or damages with South Garden premises the day of check-in to us. If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge you. When maintenance needs arise during your stay please contact us (contact number on your 'Welcome Note'). It may be necessary for us to enter the premises during reasonable hours to perform minor repairs. There will be no refunds for the malfunction of any equipment including but not limited to TV, appliances or power outages.

6. **NO DAILY MAID SERVICE:** While linens and bath towels are included, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the premises.

7. **MINIMUM AGE:** The minimum age required to rent South Garden Vacation Rental is 25 years and the person who books South Garden must stay at South Garden for the entire rental period. Sub-letting or parents renting for their children under the age of 25 is **NOT** allowed. **No student groups or house parties of any kind.** Of course we welcome children of our guests.

8. **MAXIMUM OCCUPANCY:** The base cost of renting South Garden includes up to eight (8) persons. An additional charge of \$25.00 per person per night for guests in addition to eight (8) will be assessed. More than eight (8) are certainly welcome; however the amount over 8 persons will be discussed with Jacquie or John. If additional persons are added after your reservation is secured you must inform us upon arrival and charges will be added as necessary. Renters may be subject to cancellation/penalties if numbers exceed confirmed occupants listed. This is a violation of the rental agreement.

9. **TELEPHONE:** Any phone charges during your stay will be charged to your credit card. The reception here for cell phones is quite reasonable.

10. **WIRELESS INTERNET:** Is available at all times.

11. **CHECK-IN and CHECK-OUT:** Check-in is 4:00pm and check-out is 11:00am. An additional night's stay will be charged for late check-outs.

12. **SMOKING AND SMOKE DETECTORS:** These are NON SMOKING buildings. Smoking is permitted outside but cigarettes must be disposed of in the ashtrays provided. If we find evidence of smoking inside our property, you will forfeit your entire security deposit. There are smoke detectors in our premises, do not unplug or remove the batteries from them. There are also fire extinguishers beside the front door, in the kitchen and in the Cedars Cottage, in case of an emergency.

13. **WATER AND SEPTIC:** This residence is on well water and a septic system. The pump for the well water is run on electricity. If there is a power outage, please **do not flush toilets or run water**. Water bottles will be available for this possibility. Power outages are rare but if they do happen, have patience, soon it will be restored. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clogs the septic system, you could be charged damages of up to four hundred dollars (\$400).

14. **GARBAGE / RECYCLING** - This residence has regular garbage pickup on Wednesdays. A limit of 2 bags is accepted and should be put at the end of the driveway in the early morning for pickup. A garbage container and garbage bags are provided, however there is a **one bag per three day rental limit**. For garbage exceeding this limit a \$10 per bag fee will be assessed. A blue box is provided for recycling and there is no limit, providing that the contents are rinsed and tidy.

15. **HOT TUB – No Children** under the age of 12 permitted in the hot tub at any time. When using the hot tub, remember there are certain health risks associated with this facility. **Use at your own risk**. The hot tub has been sanitized and replenished with chemicals prior to your arrival. Please do not remove the chlorine puck, for your own safety. Hot tub covers are for insulation

purposes and are not designed to support a person or persons. **Do not stand on the hot tub cover;** it will break and you will be charged for replacement. Remember when not using the hot tub, leave the cover on so the water will stay warm. Please do not manipulate the left button (arrows pointing up and down).

16. **CHECK-OUT PROCEDURES:** Upon departure guests are required to leave the property in the same general condition as it was when they arrived. Please comply with the following before check-out:

- a. Dishes, pots, pans, silverware and utensils should be washed and put away.
- b. BBQ cleaned and gas turned off.
- c. Windows and doors closed and locked, all lights turned off to conserve energy.
- d. All thermostats set to 10 degrees, including the Cedars Cottage.
- e. All garbage and trash bagged and placed in garbage can outside.
- f. Property left neat and in order.
- g. 1 laundry load of sheets begun

17. Ample parking spaces are provided on the premises

18. Basic toiletries and a number of hair dryers are provided for our guests.

19. Groceries: Agassiz Produce on Pioneer Avenue; Super Value on Cheam Avenue, both in Agassiz Town.

20. **LIABILITY: This property is privately owned. The renter accepts renting privileges with the understanding the he/she does hereby release South Garden Bed and Breakfast Vacation Rental and its owners of all liability for loss or damage to property and injury, against claims resulting from loss or damage to property, injury or illness to the person of any member of the family.**

Please scroll down to next page for the attached invoice.

# INVOICE

Guest or Group Name:

John and Jacquie Zuidhof  
3048 Hot Springs Road  
Agassiz/Harrison Hot Springs, BC, Canada V0M 1A3  
Email: info@southgardenbandb.com  
Website: http://www.southgardenbandb.com  
604-796-3048 (Home)  
604-819-6460 (Homeowner's Cell)  
604-796-3518 (Fax)



## Reservation Information

### Dates reserved

**Check-In Date:** 4:00 pm, ???? (No early check-in please)

**Checkout Date:** 11:00 am, ???? (No late check-out please)

**Number of Guests:** ? persons

## Payment Information

# of nights

HST

### Total

**Due immediately (1/2 the total)**

**Due one month prior to rental**

**+ \$500.00 (damage dep)**

**Payment Methods Accepted:** Visa or MasterCard

Credit card number \_\_\_\_\_ Expiry date \_\_\_\_\_

Name on Credit Card \_\_\_\_\_ 3-digit security code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of Contact person:

Address: \_\_\_\_\_ City: \_\_\_\_\_ Prov/State: BC

Country: Canada

Postal Code/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address:

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

By signing below, I agree to all terms and conditions of this agreement. **Please fax to 1-604-796-3518, or scan and email to zuidhof@shaw.ca**

Sign \_\_\_\_\_

Date \_\_\_\_\_