



# RESERVATION CONTRACT

*HOSTS*  
Tim & Odille Nettle  
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B4C 0B1  
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Cottage Address: **167 Jackson's Point Road, Tidnish, NS**

Arrival Date: \_\_\_\_\_

Departure Date: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Occupants: \_\_\_\_\_ Pets: \_\_\_\_\_

Names, ages & relationships to guest

Number, Type, Breed & Weight

Rates are based on 5 people per week. Add \$50/week more for each additional adult or 2 children under 12.

## **CREDIT CARD INFORMATION (MC & VISA only)**

Credit Card #: \_\_\_\_\_ Type: \_\_\_\_\_ Expiration: \_\_\_\_ / \_\_\_\_

Credit Card Holder Name (as it appears on card) \_\_\_\_\_

Credit Card Holder Telephone Number(s) \_\_\_\_\_

Credit Card Billing Address: \_\_\_\_\_

(Address for forwarding receipt): \_\_\_\_\_

Charges to be billed to credit card  50% deposit = \$ \_\_\_\_\_  Balance of rent = \$ \_\_\_\_\_  All damage to property caused by GUEST

I DECLARE I am the holder of the credit card number noted above and authorize the HOSTS through The Pad Picker Rental Accommodation Service, with respect to the above-noted reservation, to guarantee the reservation and apply the charges indicated above to this credit card. I understand and agree that charges will be made by the HOSTS to this credit card number in accordance with the General Terms and Conditions of this contract, without my signature, that my signature on this form will serve as authorization for the HOSTS to process such charges, and that a facsimile copy of this credit card authorization bearing my signature is as valid and binding as the original. I understand that a statement of all charges will be sent to me at the address noted above. I have read and agree to all the General Terms and Conditions of this contract.

CREDIT CARD MAY BE IMPRINTED FOR AUTHENTICATION UPON ARRIVAL

### ***Credit Card Holder/Guest***

Print Name: \_\_\_\_\_

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

<b>OFFICE USE ONLY</b>	Credit Card Authorization done by: _____ (Initials) Reservation #: _____	Applicable Charges	
<b><u>CHARGES TAKEN UPFRONT</u></b>		Check	Initial
Security deposit pre-authorization (no money taken, just confirmed there is room for charges)		<input type="checkbox"/>	_____
Rental Charges		<input type="checkbox"/>	_____
Cancellation Fees (where applicable)		<input type="checkbox"/>	_____
Cleaning Fee (where applicable)		<input type="checkbox"/>	_____
<b><u>CHARGES TAKEN IN ARREARS</u></b>			
Incidentals (missing or damaged items, damaged property; charged when assessed after check-out)		<input type="checkbox"/>	_____
Details: _____			

\*GUARANTEEING RESERVATION: In order to 'guarantee' a reservation, the HOSTS must have on file a valid credit card number, payment as per Section 1 of General Terms and Conditions, and a signed Reservation contract.

## GENERAL TERMS and CONDITIONS

**Reservation Procedure:** Upon your verbal agreement to rent the cottage for a specified timeslot, it will be held for 7 days to provide time for completing the Reservation Form, the credit card pre-authorization, & the deposit submission. The deposit is 50% of the cost of your total stay & is payable by cheque, money order, VISA, Mastercard, direct transfer or email money transfer. The remaining balance is due 60 days prior to your arrival. All cheques are payable to "ODILLE NETTLE". The credit card pre-authorization will act as your damage deposit should you have any mishaps or leave it less clean than you received it. Unless otherwise arranged & agreed, any past due or outstanding balances owing by the GUEST for rent, cleaning charges, or other charges assessed as payable under the terms of this contract will be charged to the credit card number on file with the HOSTS without further notice to the credit card holder.

1. **Rent & Cleaning Service Fees:** For the duration of this contract & any extensions, the GUEST agrees to pay rent for the cottage & for any damage caused to the premises during their stay (normal wear & tear accepted). The GUEST is expected to leave the cottage in the same condition as was provided to them on arrival. Upon departure, housekeeping will make the beds and do a general cleaning prior to the next guests' arrival. We pay the housekeeper for 2 hours of cleaning and to do 1 load of laundry. Additional time is charged back to the guest at \$30.00 per hour + HST and each extra load of laundry will cost \$10.00 per load. All waste & recyclables are to be removed & dealt with according to the Cottage Rules and Cumberland County by-laws.
2. **Cottage Rules:** The GUEST agrees to abide by the Cottage Rules that are posted in the cottage. It is your obligation to review, understand & abide by these rules. The HOSTS reserve the right to evict any GUEST guilty of misconduct in accordance with the Cottage Rules. The GUEST is responsible to return all keys to the HOSTS. The GUEST will be charged \$25.00 for lost keys. A locked out charge of \$50.00 will be billed to the GUEST's account if you need to have the cottage opened for you. In addition, the GUEST is responsible for paying all damages to the cottage & its furnishings or fixtures caused through willful neglect or abuse by the GUEST that require, in the judgment of the HOSTS or their representatives, replacement, repair or extra cleaning. GUEST agrees that they shall not in any manner remove, adjust, tamper with, &/or disable any smoke detectors or fire extinguishers located within the cottage. In addition, the GUEST agrees to report any & all malfunctioning or missing safety equipment to the HOSTS immediately upon discovery.
3. **Pets:** The HOSTS permit only the pets that have been submitted on the Reservation Form to be on the property & **do not** accept any responsibility for damages caused by such pets based on the grant of permission for their presence. The GUEST agrees to accept responsibility for all damages caused by their pets. The HOSTS will immediately cancel the reservation & evict anyone who brings unauthorized pets on the property. The GUEST is expected to scoop & dispose of the pet's excrement at all times. GUESTS failing to do so, can be charged up to \$50.00 for the cleanup. We expect the GUEST to alert us of any stray dogs visiting the property so we can take appropriate action. You will undoubtedly see wild rabbits, deer, raccoons, & squirrels, but we have not seen wild dogs or coyotes here before.
4. **Smoking Policy:** The HOSTS offer a smoke-free environment for the comfort of all their GUESTS. There will be no smoking or burning of incense permitted in the cottage at any time. Individuals smoking in the cottage will be subject to eviction & held responsible for complete sanitation & restoration costs.
5. **Check-in/out Dates & Extensions:** The standard check-in time is after 3:00PM on the start date unless you have the HOSTS permission to check-in earlier. The GUEST & all members of his/her party agree to vacate the cottage on their registered check-out date by 12:00PM (NOON). The GUEST is required to confirm any late checkouts with the HOSTS in advance. Any extension of a checkout date is not automatic & is subject to the next occupants' expected arrival time & the cleaning staff's schedule. The HOSTS conduct a final cleaning & inspection of the cottage upon each GUEST's departure. If staff are delayed by an unapproved late checkout, the GUEST will be assessed charges of \$30/hour or any part of an hour over 15 minutes duration.
6. **Communication:** Local calls are complimentary. Guests are responsible for all long distance charges made from their cottage from the time of arrival to the time of departure & will have to use a calling card of their own choosing. Dial up internet can be connected at the cottage for by the **month UNLIMITED TIME** - \$35.00, 40 HOURS - \$25.00 (extra time \$2/hr), or 15 HOURS - \$22.00 (extra time \$2/hr) or, by the **week UNLIMITED TIME** - \$10.00, 10 HOURS - \$7.50 (extra time \$2/hr), or 4 HOURS - \$6.00 (extra time \$2/hr). There is also a Community Access Program (CAP) at the Northport Elementary school about 12 min away offering unlimited high speed internet usage for \$2.00/day.
7. **Cancellation Policy:**
  - a) > 90 days prior to your arrival - you will pay a cancellation fee of 25% of the total charge & not be responsible for your reservation. There is no cancellation/administration fee for changing your reservation to another available timeslot within 1 year of your original reservation.
  - b) 90-60 days prior to your arrival - you will relinquish the 50% deposit, unless we can re-rent the cottage for all or some of your reservation. If we are successful, you will be refunded the deposit less the 25% cancellation fee. If we rent it for less or for only part of your reservation, you will be responsible for the difference. You can change your reservation to another available timeslot in the same year with the payment of a \$50 administration fee.
  - c) < 60 days prior to your arrival - you will pay the whole rent for your reservation, regardless of whether we re-rent it. If we are able to re-rent it, we will allow you to use the rent paid (less cancellation fee) for future stays during any off-season period or when booking less than 30 days prior to arrival during the high season.
8. **Limitation of Liability:** In any circumstance the HOSTS shall not be liable for any consequential damages & the sole extent of liability to the HOSTS shall never exceed the amount actually paid to the HOSTS. Making final payment for the reservation acknowledges & agrees to all of the terms & conditions in the reservation.
9. **Waiver of Liability Disclaimer:** The GUESTS will not hold the HOSTS responsible for losses or injury incurred by the GUESTS including but not limited to: 1) responsibility for personal injury, death, accident, lost, stolen or damaged property, loss of mental or physical enjoyment, delay or inconvenience. 2) Any delays or changes in schedule, itineraries, incurred by any person arising out of any willful or negligent act or omission of any carrier or other vendor who does not render their services or cottage, 3) the act or omissions of any party, 4) labor problems, economic changes, construction difficulties or noise, climatic aberrations, local laws, novel or unexpected conditions; 5) absence of travel documents, passports, visa & health certificates, where required. --- Therefore, the GUESTS agree that they are voluntarily participating in any & all activities, risks, & use of the cottage, & hereby assume all risk of injury, illness, damage or loss to person & property that might result, including, without limitation, any loss or theft of personal property.