



RENTAL AGREEMENT

Welcome to Mac's Shacks. We are pleased to welcome you as our guests. Please take a few minutes to review the following terms and conditions of our rental agreement.

1. **PAYMENT:** 50% deposit of the weekly rental rate* is required to confirm reservation for cottage / cottages, plus a \$500 damage deposit cheque. The remaining balance is due and payable no less than 60 days prior to occupancy.

2. **DAMAGE DEPOSIT:** Each reservation is subject to a damage deposit. This post-dated cheque of \$500 is to be dated the 1st day of the renter's occupancy and must be received with deposit as noted in item #1. The deposit is NOT applied toward rent; however, it is fully refundable within (30) days of departure, by cheque, provided the following provisions are met:
 - A. No damage is done to unit or its contents, beyond normal wear and tear.
 - B. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - C. All garbage, recycling and discards are placed in dumpster as noted in item #15.
 - D. All keys are returned.
 - E. All charges accrued during the stay are paid prior to departure.
 - F. No items are lost or damaged (linens, bedding, appliances, furniture etc.)
 - G. NO Early check-in or late check-out.
 - H. Cleaning of unit has been completed as noted in item #5.
 - I. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

3. **CANCELLATION:** All cancellations must be confirmed in writing or by e-mail. If cancellations are made within 30 days of occupancy or less, full rental payment will be FORTIFIED. In the event of full cancellation, transfer of reservation to a third party, other than the original renter, must be approved and confirmed by Mac's Shacks management. Management's decision is final



4. **CHECK-IN:** Check-in time is 6:00 pm on Friday afternoons. If you are unable to check-in during this time period, please call us in advance to make special arrangements.
5. **CHECK-OUT:** Check-out time is 10:00 am on Friday mornings. Observation of this rule **MUST BE ADHERED TO** so that our Staff has sufficient time to clean and prepare for our next guests. Upon leaving, please wash dishes, remove all garbage, as per item #15, secure all windows and doors and return keys by 10:00 a.m. The cottage must be left clean and tidy and in the same condition as noted upon your arrival. **ANY EXTRA CLEANING THAT MAY BE NECESSARY WILL BE DEDUCTED FROM YOUR DAMAGE DEPOSIT.**
6. **SMOKING:** All cottages are Non-Smoking. **ABSOLUTELY NO SMOKING INSIDE THE COTTAGES.**
7. **PETS:** NO PETS ARE PERMITTED UNDER ANY CONDITIONS.
8. **OCCUPANTS AND OCCUPANCY:** The adult responsible for the rental must be 25 years of age or older. All occupants must be named in writing prior to occupancy. Only guests named may reside in the cottage.
 - A. Our cottages run on a septic system and can therefore only accommodate a certain number of occupants at any one time. Guests, who have overnight visitors in the cottage **IN EXCESS** of the pre-authorized number, are subject to immediate eviction without refund or a \$250 per night per guest charge, at the discretion of Mac's Shacks Management.
 - B. No RV's, campers, mobile homes or tents may be parked on the premises for the purpose of extra sleeping capacity.
 - C. Please be respectful of other guests of Mac's Shacks and residents of Lookabout Bay by keeping noise at an "acceptable" level. Any excess disturbances will **NOT** be tolerated and **MAY** result in eviction at the Management's discretion.



9. FURNISHINGS AND EQUIPMENT: Our cottages are furnished with bed linens, towels, dishes, cookware, flatware, glasses, all appliances including cappuccino maker, coffee maker, blender, toaster, microwave, etc. Other luxuries include HD plasma TV with satellite, Blu-ray system, iPod docking station and access to wireless internet.

Please be sure to bring any specialty items that you may require during your stay. Water shoes and life jackets are highly recommended. Ferndale and Lion's Head offer well equipped Variety/Grocery stores if needed.

10. NO DAILY MAID SERVICE: While linens and bath towels are provided in the cottage, daily maid service is not included in the rental rate. We suggest you bring beach towels for your use at the hot tub or water's edge. We DO NOT permit towels or linens to be taken from the cottages.

11. RECREATION AMENITIES: We have provided, for your enjoyment, the use of kayaks, a hot tub and swimming area. Your children **MUST BE SUPERVISED AT ALL TIMES**. Caution must be taken at all times when using the barbeques and fire pit.

Mac's Shacks cannot be held responsible for any loss or injury due to non-compliance of these terms.

12. SEWAGE SYSTEM: ALL cottages at Mac's Shacks use a septic system. Please use only the tissue supplied and be sure that **NOTHING** other than tissue goes into the toilet. **ANY PLUMBING FEES DUE TO NON COMPLIANCE WILL BE PAYABLE BY THE RENTER.**

13. MAINTENANCE: All equipment in the cottages should be in good working order. Please report any inoperative equipment to management. Every reasonable effort will be made to promptly repair the same. No refunds will be given for inoperative appliances or for mechanical failure.



14. EMERGENCY CONTACT: Please call our Manager,

Maxine Mansfield – Manager: 519-373-7353 cell or 519-793-4178 or 519-223-2725

Cindy Thalen - Owner: 226-668-2342 cell

Michelle Thalen - Owner: 519-591-2971 cell

- 15. GARBAGE DISPOSAL:** All garbage including recyclable material must be disposed of IN GARBAGE BAGS, in the brown outdoor, animal-proof garbage receptacle located at the edge of the driveway.
- 16. PARKING:** Please park ONLY in the designated parking spot which has been allocated to your cottage.
- 17. WILDLIFE AND PLANTS:** Bears may occasionally be seen in the area. Encouraging bear or wild life activity (i.e. in the form of leaving garbage/food matter outside) IS STRICTLY PROHIBITED. Any personal injury or injury to the renter's personal property is the responsibility of the renter. We share the Bruce Peninsula with Massassauga Rattlesnakes. We ask that you take care when hiking in the area and that you do not harm these endangered creatures. Mac's Shacks cannot be held responsible for any personal injuries caused by any wildlife.
- 18. ITEMS LEFT BEHIND:** Mac's Shacks is not responsible for items left behind. Please be sure to double check your cottage prior to departure. If we are asked to return items on your behalf we will gladly do so, at your expense. A \$25 charge per key will be deducted from your damage deposit for keys that are not returned upon check-out.
- 19. FINAL INSPECTION:** At the end of your stay a final inspection will occur to ensure that the cottage has been left in condition you found it upon arrival, and that new guest's will not be inadvertently billed for missing or broken items. Therefore, upon your check-in, please assist us by reporting any discrepancies so that you will not be held responsible.



- 20. QUIET TIME:** As our cottages are in close proximity to one another and we are on a small secluded bay, noise travels quickly. Please respect our cottage neighbours and observe the 11pm -7am Quiet Time By-law.
- 21. WRITTEN EXCEPTIONS:** It is our aim to make your stay as comfortable and enjoyable as possible. Any exceptions to the above mentioned policies must be approved in writing, in advance.

I have read and understand the 5 pages of the Mac's Shacks Rental Agreement.

Print Full Name

Signature

Date

Thank you,

Michelle Thalen
Mac's Shacks Waterfront Cottage Rentals