

Rental / short term contract

Tourist apartment / CITQ # 303547

Between

Elizabeth Paquet and Mario Bourdages
6958, chemin Royal
Saint-Laurent-de-l'Île-d'Orléans
Quebec, Canada G0A 3Z0

Phone res.: 418 828-9109 Cell. : 418 572-5202

Email: mariobourdages@videotron.ca

(Individually and collectively called "the locator")

and

Mr., Mrs, Miss: _____

Address: _____

Residence phone: _____

Cell. phone (Important): _____

Email: _____

(Individually and collectively called "the guest")

The parties agree as follows: Rental of a furnished apartment, located at:

98, chemin de la Chalouperie
Saint-Laurent-de-l'Île-d'Orléans
Quebec, Canada G0A 3Z0

The rented apartment is described as follows:

Apartment: On two levels, the ground floor as well as the basement.

Living area: About 1,700 square feet (158 square meters).

Duration of contract: This contract begins on _____ 20 ____

and ends on _____ 20 ____ for a total of _____ nights.

- The guest can arrive from 4 p.m. on the date of the start of the contract.
- The guest must leave before 11 a.m. on the end date of the contract.
- The duration of this contract is not renewable and will end on the specified date
- in this document.
- The maximum number of occupants is 6 people (including children).
- The main guest declares that he is **25 years** old or more.
- This contract applies to the following number of occupants:

_____ adult(s) _____ child(ren)

- The guests agree not to exceed the maximum number of occupants allowed in this rented apartment.
- The guest is not authorized to assign or sublet the rights and responsibilities of this contract.

This contract will remain exclusively between the locator and the guest mentioned in this contract. Consequently, under this contract, the rented place will remain occupied by the guest and any person mentioned in this contract.

Services such as wireless internet, water, gas and electricity are included in the rental amount. The snow removal of the parking lot as well as the galleries and stairs are included.

Obligations of the locator:

- The locator will provide the furnished apartment as described in this contract.
- The locator will ensure that the property is in good condition.
- The locator is responsible for ensuring the peaceful enjoyment of the guests.

Obligations of the guest:

- The guest agrees that no pet would be tolerated.
- The guest agrees to return the apartment in the same condition as at the start of the contract.
- The guest will not hold any party or big event and will respect the number of people allowed in this contract.
- The guest will respect the neighborhood tranquility and the boundaries of the terrain.
- The guest undertakes to comply with the law on nuisances and noise after 10:30 p.m.
- The guest is responsible for the general cleaning and maintenance of the rented apartment for the duration of the contract.
- Cleaning costs of \$ 75 /stay apply. A penalty of \$ 250 will be imposed on you if you smoke in the apartment.
- This contract will be governed by the laws of the province of Quebec.

Guarantee deposit:

- The guest will pay the locator \$ 500 in the form of a security deposit to ensure that he meets his contractual obligations.
- This deposit must be paid at the time of booking this contract.
- The security deposit will be returned to the guest within days of the end of the contract after the locator has ensured that the guest has fulfilled all of his contractual obligations.
- If the guest has caused damage or broken property, the locator will use the security deposit to cover the cost of repairs or replacement. Any remaining amount will be returned to the guest.

Cancellation policy:

- In the event of cancellation at 7 days or more from the date of the start of this contract, 100% of the amount paid will be reimbursed.
- In the event of cancellation within 7 days of the start of this contract, 75% of the amount paid will be reimbursement for the rental + \$ 500 (guarantee) + \$ 75 (cleaning costs).
- The locator cannot guarantee the reservation without the total payment.
- We suggest that you subscribe cancellation insurance.

This contract includes the following costs:

Number of nights _____ X * _____ * per night for a total of: _____

The cleaning costs are: \$ 75

Federal tax (GST) 5%: _____

Provincial tax (QST) 9.975%: _____

Guarantee deposit: \$ 500

The total amount of this contract is: _____

* The accommodation tax of 3.5% is included in this amount *

This contract is signed at _____ on _____ 20 ____

The locator _____

The guest _____

Name in block letters

Signature

Welcome to our home!

Elizabeth and Mario