

**Rental Agreement**  
**PEI Vacations on the Waterfront**  
**Telephone Nr: (902) 687 2112 and (914) 391 8250**  
**Please read carefully and then sign and date this agreement.**

**Mail to: Mr. Jeffrey Briggs**  
**12958 Northside Road - Monticello**  
**RR#5 Souris, PE, C0A 2B0, Canada**

1. **Check-In Time** is between 3:30 – 7:00PM. No early check-ins please.
2. **Check-Out Time** is 11:00AM.
3. This is a **NON-SMOKING** unit.
4. **Pets are not permitted** under any conditions.
5. Guests must be **at least 12 years of age** (The Briggs-Suite is not suitable for toddlers and small children.)
6. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or adult parent.
7. **DAMAGE/RESERVATION DEPOSIT** – A damage/reservation deposit of \$375 Canadian is required. This must be received at the time your 50% reservation deposit is made and is an additional (second) reservation deposit. The damage deposit automatically converts to a security/damage deposit upon arrival. The damage deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to the unit or its contents or to the common elements of the Roseport condominium beyond normal wear and tear. The renter has complied with the declaration and bylaws of the Roseport Waterfront Condominium Corporation and provisions of the Act.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are sorted in accordance with Island Waste Management recycling guidelines which are posted in the unit. Sorting bins are located in the entry hall coat closet for **COMPOST, CLEAN PAPER, BOTTLES/CANS/PLASTICS** and **WASTE**.
  - d. All keys are returned to the management or left on the breakfast bar and the unit is left **LOCKED**.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. No early check-in or check-out.
  - h. The renter is not evicted by the owner (or representative of the owner) or by local law enforcement.
8. **PAYMENT** – A 50% deposit of the rental rate and a secondary \$375 damage deposit is required via credit card at the time of booking a reservation. For security reasons, we will call you by telephone to ask for your card number.

The 50% reservation booking fee will be applied to the unit rent and is not a damage deposit which is a separate transaction. The **50% BALANCE of UNIT RENT** will be paid by credit card *at the time of your check-in* using our on-site internet facilities.

9. **CANCELLATIONS** – When given at least 14 days prior to the beginning of your reservation, your 50% booking deposit and \$375 damage deposit will be refunded less a \$50 Canadian service charge. If less than 14 days notice is given, but we are able to rebook your reservation, your deposits will be returned less a \$50 Canadian service charge. If we are unable to rebook the reservation, then the *full amount* of your stay will be forfeited. Early departures will also be charged for the *full length* of stay unless we are able to rebook the *entire reservation*.
10. **MAXIMUM OCCUPANCY** - The maximum number of guests permitted at the Briggs Suite is limited to four (4) persons.
11. **MINIMUM STAYS** - During July and August (high season) the normal minimum stay period is one week (7 days) from Saturday to Saturday. During low season periods, the normal minimum stay period is three (3) days. At the sole discretion of the owners, however, exceptions may be made to this practice upon specific request.
12. **INCLUSIVES** - Rates include a one-time linen/towel/bedding setup. No daily maid service is included. An ensuite washer/dryer is available for guest use in the laundry room. An iron, ironing board, folding table for clothes and commercial clothes steamer are also available for guest use. All amenity fees are included in the rental rate. The unit is fully outfitted for efficiency/housekeeping during your stay and includes appliances, pots, pans, china and glassware, cooking utensils, cutlery etc. There are no hidden charges.
13. **RATE CHANGES** - Rates are subject to change without notice. However, no rate changes shall be applied to a reservation period once a 50% deposit and \$375 damage deposit has been taken.
14. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretences (such as pets/smoking/under-age patrons/or over-occupancy) will be subject to forfeiture of advance payment, security deposit and/or rental money and the party will not be permitted to check in.
15. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **PARKING** - On-site guest parking is available on the North side (Water Street) side of the Roseport facing the building.

**By signing below, I (We) agree to all the terms and conditions of this agreement as enunciated above.**

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

**When completed please mail the original of this agreement to:**

**Mr. Jeffrey Briggs  
12958 Northside Road - Monticello  
RR#5 Souris, PE, C0A 2B0, Canada**

**Alternatively, you may fax this agreement to 1 (902) 687 1781.**

**Please keep a Xerox copy for your records. Thank you.**