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**P.O Box 1779**  
**Garibaldi Highlands B.C. Canada**  
**V0N 1T0**

### **RENTAL AGREEMENT**

**This is intended to be a legally binding agreement**  
**PLEASE READ IT CAREFULLY**

**In order to confirm your reservation please**  
**Print & fill out chart, sign and fax to 1 604 898 0735**

I will e-mail your access information one month prior to your arrival!

**Allseason Vacation Rentals Inc. (Manager) hereby agrees to rent to:**

**and TENANT hereby agrees to rent from owner the townhouse (the premises) located at:**

4388 Northlands Blvd., Whistler, B.C.

**CHECK IN TIME IS 4:00 P.M. ON THE ARRIVAL DATE AND DEPARTURE IS 10:00 A.M.**  
**ON THE DEPARTURE DATE.**

The following conditions shall govern this Rental Agreement:

1. **Security Deposit:** In addition to the rental payable hereunder, TENANT shall deposit with Manager upon final payment the sum of \$500.00 as a deposit for security for the full performance and observance of each and all of the provisions in this Rental Agreement. (This gives the Manager permission to charge your credit card up to \$500 in the event of damage or default, if the tenant does not default or damage then no amount will be charged to their Credit card.) During tenancy, hereunder, if TENANT defaults in any particular of this Rental Agreement, including but not limited to the payment of rent, Manager may use, apply, or retain the whole or any part of the Security Deposit to defray any expenses or damage incurred or to pay any sum due by reason of the default.
2. **Deposit and cancellation:** The deposit is one nights' rent plus taxes and it is due when booking. The deposit is 50% non refundable. The balance is due 30 days prior to your arrival date and is 50% non refundable. TENANT shall not let nor sublet all or any part of the Premises nor assign this agreement or any interest in it without prior written consent of OWNER.
3. **Noise:** In order to promote an enjoyable vacation experience at Glaciers Reach, excessive noise will not be tolerated. **Security has the option to evict and / or fine guests, after one verbal warning. Use of the hot tub in not allowed after 11pm.**
4. TENANT will inspect the townhouse upon arrival and immediately notify the MANAGER of any damage or it will be agreed that the TENANT accepts the Premises in its present condition and agrees to take good care of the Premises during his tenancy and further agrees to pay all costs to replace or repair any property damaged by TENANT during his stay.



5. Maintenance fees, utilities, and local telephone service will be provided by the OWNER. ALL TOLL CALLS ARE THE RESPONSIBILITY OF THE TENANT AND MUST BE CHARGED TO TENANT'S CALLING CARD OR DIALED COLLECT.
6. The Premises may be occupied only by TENANT and his guests as a private residence. TENANT agrees to abide by the rules and code of conduct which govern the other occupants of residential units within Glacier's Reach Townhouse.
7. TENANT agrees to limit the occupancy of the overnight guests in the Premises during the term of this Rental Agreement to \_\_\_\_ persons, including children. No one under the age of 18 shall be permitted to occupy a Unit without an adult in attendance.
8. NO PETS of any type shall be permitted by TENANT or his guests within the Premises.
9. OWNER shall not be liable to TENANT for any injury or damage to person or property in or about the Premises by or from any cause whatsoever.
- 10. SMOKING IS NOT PERMITTED** anywhere inside the Premises. Anyone wishing to smoke may do so in any of the outside patio areas.

THE undersigned TENANT must be 23 years or older and acknowledges having read the foregoing prior to execution.

Non Canadian Guests, please note that some credit card companies may charge you a padded exchange rate or a foreign transactions fee.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

TENANT \_\_\_\_\_

PLEASE SIGN THIS AGREEMENT, RETAIN COPY AND RETURN ONE COPY

Thank you for your business and have a great time in Whistler.

Trevor Chelswick, owner  
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