



Sainte-Mélanie,

RENTAL AGREEMENT

Camping Bernard's Cabin and Trailer rental form

Owner: Camping Plage Bernard 100 rue Bernard Sainte-Mélanie, Qc J0K 3A0 www.campingbernard.com www.facebook.com/campingbernard	Tenant:
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Rental dates:

Rented unit:

Arrival: at 5 PM
 Departure: at noon

Maximum allowable accommodation capacity:

Number of people	PERCHOIR	Mallard (221) / Hornet	ROYAL
Adults	2	2	2 to 4
Children	2 (12 yrs -)	2 to 4	2 to 4

Rental conditions:

1. The tenant declares to have seen the rented unit, to have found it in perfect condition and declares to be satisfied at the moment of its arrival, without which it informs the reception of any anomaly in the first hour of its arrival.
2. The tenant is responsible for the rented unit and its contents. In addition, it assumes the full and entire responsibility of the persons to whom it allows access. These guests will have to pay the access fee to the campsite. The occupants to whom the tenant allows access must conduct themselves so as not to disturb other campers or neighboring residents in the normal enjoyment of the premises.
3. The tenant declares to rent the cabin / trailer for pleasure or vacation (vacation).
4. The tenant is responsible for all expenses, without any deduction, including loss of service if he uses the rented cabin / trailer for purposes other than those mentioned above.
5. In no event shall the Lessor be liable for any damage or loss suffered by the Tenant resulting from accident, delay, expenses incurred, injury, death or events resulting from unforeseeable circumstances or force majeure And beyond the control of the landlord; And the landlord will not be subject to any claims or suits in the courts in respect of such damages or losses.
6. The landlord can not be held responsible for any interruption of electricity, sewer and running water services beyond its control.
7. The landlord assumes no responsibility for damages, losses or theft of the personal effects of the tenant and his guests.

Reservation :

Contract number:

Deposit of \$ paid upon reservation.
 Security deposit of **\$ 500 required** in cash or credit card (pre-authorization upon arrival) *

* If money, handed over after checking out. You'll have to wait the inspection before leaving. If credit, you can leave

when you're ready and deposit will be released automatically on credit card in the following days.

Cancellation:

The deposit of 30% of the cost of the stay is non-refundable but transferable 3 months if the cancellation is made 30 days before the arrival date. Within 30 days, no transfer or refund will be made. No refund or credit note is provided in case of unfavorable weather conditions.

Detailed rental cost:

Subtotal: * Quebec tax on lodging (TSH) of 3,5% included

Discount: 5 nights = 10%

7 nights = 15%

GST: 102067253RT0001

QST: 1001153800TQ0001

TOTAL: Balance due on arrival = - \$

The tenant agrees to:

1. On leaving, leave the premises, cabin / trailer, land, furniture and accessories in the same condition as on arrival and at their original location. A surcharge will be added at the expense of the tenant if the landlord finds that the state of cleanliness of the rental unit is deemed unsatisfactory
2. Not to hold any "party" inside the rented cottage that exceeds the capacity of the cabin / trailer
3. Comply with this Lease Agreement. Failure to comply will result in costs that will be assessed at the Landlord's sole discretion. Failure to comply with the contract gives the landlord the right to expel the tenant and his guests immediately upon termination of this rental agreement. In this event, the landlord will retain any amount paid to the tenant and will retain any recourse against the tenant if damage has been caused to the rented premises.
4. Comply with the campground regulations, which can be obtained at the reception upon arrival or on the website <http://www.campingbernard.com/en/informations-campingen/reglements-en-gb.html> Unfortunately, the document is in French but everything can be explained to you at the reception desk.
5. To use the furniture and the objects that make up the rental unit for the intended use and in the places where they are. It is strictly forbidden to transport out of the cabin / trailer.
6. To notify the landlord as soon as the tenant becomes aware of a defect and / or a breakage of equipment, furniture of the rental unit. Any abuse or non-attribution due to normal wear and tear of the rental unit or property causing it to be spoiled, broken or defective will be repaired or replaced entirely at the tenant's expense.
7. Do not throw anything into sinks, washrooms, toilets, baths and showers that may obstruct the pipes, otherwise the costs incurred for the restoration will be fully charged to the tenant.
8. Do not smoke inside. Our rental cabins / trailers are non-smoking premises.
9. To provide the landlord with access at all times to the landlord to inspect the premises and to carry out urgent work necessary to maintain the leased premises and its equipment.
10. Allow access to the premises at all times to the landlord to visit the premises to a prospective buyer. The landlord undertakes to do his best to minimize the impact of these visits and to inform the tenants in advance.
11. Not to allow animals of any kind to enter the premises. Pets are prohibited in the rental units
12. Make the campfire only in the designated firepit and nowhere else
13. Rental days are determined by the number of nights that the cabin / trailer is used.

The landlord agrees to:

1. Keep in force during the lease term at least the minimum insurance required by law.
2. Deliver the cabin / trailer in good condition ie clean and with the equipment in good working order.
3. Notify the tenant if, for any reason, the landlord can not rent the cottage / trailer to the tenant for the agreed dates and agrees to: either give him a valid credit for any other available rental period of similar duration in Deposit compensation paid at time of booking OR refund the deposit in full.
4. No additional amount for damages or losses incurred may be claimed in any manner whatsoever from the landlord.

I, the undersigned, have read, signed and received a true copy of this contract.

Tenant's signature

Date

Additional Information :

- **PERCHOIR only:** We ask you, as much as possible, to cook the food outside the cabin. Indeed, this unit has no kitchen inside and therefore no hood to adequately evacuate the cooking vapors. A BBQ is provided on the balcony for use at your convenience;
- Please keep your lights at a reasonable height. In the event of an accident, a garden hose is located at the back of the cabin or trailer.
- **PERCHOIR:** To facilitate the washing of the dishes, the sink of the bathroom can be used to fill the plastic container provided for this purpose.
- In the event of a power outage, first check the electrical panel inside the unit and then the one on the post at the back before contacting reception desk.
- The water heater is propane gas. If you encounter a particular difficulty, please contact the reception desk (450-756-2560).
- **MALLARD:** The water heater button is above the stove inside the trailer. When the water heater starts, the red light turns on. Startup is automatic. If after several attempts the light goes out, contact the reception desk.
- **DRINKING WATER:** Water has an odor of sulfur and is slightly yellow but is safe for cleaning food, cooking and bathing. It is drinkable but we suggest you drink bottled water if you are not used to artesian well water.
- In the event of an emergency if the staff of the gatehouse is not present or does not answer, present yourself at 120 or 131 rue Bernard or call 514-442-4089 or 514-952-4791.

- **CABINS ROYAL and PERCHOIR:** Please note that we may need to visit potential buyers during your stay. We avoid doing this but if it is necessary, we will do our utmost to warn you and visit quickly without disturbing your peace of mind. We thank you in advance for your understanding and collaboration.

We wish you a pleasant stay among us!