

Rental Terms and Conditions

To ensure that you enjoy your stay at Brae View located in Brae Harbour, PEI, free from unexpected surprises or misunderstandings, please read the terms and conditions outlined below. It is important that you understand and agree to comply with our rental terms and conditions prior to making reservations. We will ask that you read these terms and sign a copy of this agreement for our records before making reservation or upon arriving at Brae View. It is best that you mail in a signed copy of these Terms and Conditions, along with your non-refundable deposit. Please contact us for questions and to make reservations.

Your rental is subject to the following terms and conditions:

Rate increases are effective Sept 15th of every year, if applicable.

Seasonal rates apply from Jun 15 through until Sept 15 each year.

A 10% provincial tax applies to all rentals.

A non-refundable deposit is required for all rentals. Under special conditions we may refund some or all of your deposit, to be assessed case by case.

Prices quoted are based on a family of 4 occupants, we will charge \$25.00 per week per additional adult, 16 years of age or older.

The renter/lessee understands that s/he is expected to leave the property in a clean and sanitary condition. This includes disposing all trash in the proper receptacles, returning items, (e.g., furnishings, kitchenware) to their place or origin, and keeping the outside premises clean and free of trash. In the event that the property is left in a deteriorated condition such that additional cleaning or extraordinary trash removal is required, the renter/lessee understands that an additional cleaning fee of \$50 will be charged.

Renter/lessee understands that the lessor has the right to charge for any damages to the property in excess of normal and reasonable wear and tear. Charges will be assessed to return the property to its original condition, and will include the cost of repairing damaged items and/or replacing missing items.

Dogs, well-behaved, are allowed, we may apply a surcharge of \$5/day per pet. However, the renter/lessee understands that s/he will be charged for any damages (e.g., stains, chewing) to the property made by the pets. Dogs may not be left on the property unattended and should be on a leash or under close supervision when outside. The renter is required to clean up outside waste after the pets.

No smoking is allowed inside; however, smoking is allowed in the porch area and use waste receptacle for cigarette and cigar butts. This condition is in affect for safety reasons, and also to ensure that future guests can enjoy a pleasant and smoke-free environment. The renter/lessee understands that if the house smells like tobacco smoke, s/he will be charged a minimum fee of \$100 to deodorize the premises.

Check-in time is Saturday after 6:00 pm. Special arrangement can be made for early check in. Extra key will be left on counter for your use during your stay.

Check-out is Saturday before 12:00 pm. (noon). It is NOT possible to accommodate late check-outs as we need to prepare the cabin for the next group checking in next.. Please remember to leave the key on the counter prior to your departure.

The rental fee includes all charges for electricity, propane gas, water and local telephone charges. Calling cards should be used for long distance calls. Any long distance calls made will be billed to the renter/lessee.

The rental unit may be used for residential occupancy only. The rental unit may not be used as a place of business or as a domicile for illegal activities.

Maximum sleeping occupancy is 11 people. We have two double beds, one queen, one twin and one double futon and one Queen pull out sofa bed on the mainfloor. We have also provided two double foam mattresses for extra sleeping, portable, easily made up and can be moved to any room. These are great sleeping fun for children. The renter/lessee's reservation denotes the number of occupants allowed in the rental unit, and the rental fee has been figured accordingly. If there are more people lodging in the rental unit than the number denoted in the reservation, the lessor has the right to assess an additional fee.

No subletting of the rental unit is allowed without the express written consent of the lessor.

No electrical hook-ups (e.g., generators, trailers, campers) are allowed, without previous agreement in place.

Take care using the septic system and only flush toilet paper down the toilets. All other products should be disposed in the trash.

Trash receptacles are provided in the kitchen and bathroom and all discarded materials should be properly disposed of in carts provided outside. The province of PEI is on a very strict waste management program and if trash is not disposed of according to the policy (guidelines posted on wall at Brae View), then fines apply. If in doubt, call the property manager for clarification or call PEI waste management. CLEAR bags for all garbage or dumped into BLACK cart. BLUE bags for plastics and paper. COMPOST in green cart. Extra charges apply if garbage has to be resorted because it was refused or if it had to be taken to dump.

Gas grill and a picnic table are provided for outside grilling. Please be sure to turn off the gas grill and leave it clean. If the gas grill requires extensive cleaning after your departure, you will be charged a \$25 fee.

We have two fire pits available for use, one on the property and one located down by the beach. All charcoal fires and campfires must be supervised at all times in order to reduce concerns over personal safety and wildfires. Please be sure to extinguish with water before leaving either fire pit. The renter/lessee has direct access to beach front. The lessor is not responsible for any boats or personal belongings left by the renter/lessee at the site. If you bring your own boats, mountain bikes or other recreational vehicles to the property, Brae View, is not liable for injury, damages or theft.

The renter is not liable for injury or damages that may occur during the use of the water craft, kayaks or canoes.

Please also respect the privacy of the neighbors and do not operate recreational vehicles on their property.
PLEASE DO NOT TRESPASS OR SPEED!

The renter/lessee must report any unsafe or dangerous conditions immediately.

The renter/lessee's children should be supervised at all times. The renter/lessee agrees to indemnify and hold harmless the lesser, for any and all loss of or damage to your personal property, and injury or death resulting from the use of the rental property and grounds, beachfront or shoreline, access area or while operating watercraft or swimming.

The terms and conditions of the property have been stated above. Please date and sign below acknowledging your understanding and agreement.

Name of Renter/lessee:

Address:

Email Address:

Phone:

Arrival Date:

Departure Date:

I have read the terms and conditions above and I agree to them

Signature of Renter/lessee Date