

Tenancy Agreement for Lorimer Ridge Lodge – 6231 Piccolo Dr., Whistler, BC

Disclaimer: If your group is looking to book a "Party House", please do not book this home as we have residential neighbours. Excessive noise will trigger a phone call to the police along with a municipal ticket/fine, your group being evicted and a loss of your damage deposit(s).

1.) This shall be a daily tenancy which will begin on _____ (after 4 p.m.) and end on _____ (at 11:00 a.m.). It shall include ten bedrooms and exclusive use of Lorimer Ridge Lodge and its amenities.

2.) The deposit of \$_____ shall be paid by Visa or Mastercard upon booking. Full rental amount (includes rent, tax plus cleaning and hot tub fee): \$_____. The rent for your stay will be \$_____ Canadian plus 5% GST \$_____ plus \$_____ 8% PST plus \$_____ 2% MRDT. Final payment will also include a cleaning and hot tub fee of **\$699.00** (\$607.83 plus 8% pst plus 2% mrdt plus 5% gst tax) is levied with every booking. The final amount owing shall be payable ninety three days prior to the check-in date. The balance due on this date is \$_____. Canadian payable by Visa or MasterCard. Please note that a **\$1000.00** damage deposit (credit card authorization) shall also be required at the time of final payment. If credit card for final payment and/or damage deposit is declined for any reason, tenant will be notified via e-mail. If not remedied within 24 hours from time of notification, then a \$100/day late fee will be levied to a maximum of five days (\$500). If not remedied by the sixth day then the booking will be automatically cancelled without refund. This agreement is subject to changes to taxation rates.

3.) There will be a maximum of 24 people occupying the rental premises (these are the only people permitted on the property). Please include the all guest's names and city of residence in an e-mail to fernando@telus.net seven days prior to arrival. 4.) The tenant agrees not to assign or sublet the premises. 5.) Renter must be a minimum age of 25 years. 6.) Off hours (between 10 pm and 7 am) hot tub usage will be subject to a \$100.00 fine.

7.) No pets allowed – if not adhered to, tenant will be subject to a \$1000.00 fine and eviction without refund. 8.) Smoking is not permitted inside Lorimer Ridge Lodge – if not adhered to, tenant will be subject to a \$1000.00 fine and eviction without refund. 9.) Gentlemen's stags and graduation related events are not permitted – subject to immediate eviction without refund and a \$1000.00 fine will be levied.

10.) (a) The owner may claim the amount necessary to replace any damage caused by the tenant (whether or not misconduct is involved).

(b) The owner may claim the amount necessary to provide extra cleaning (including but not limited to common areas and kitchens). The amount is over and above the basic housekeeping charge levied on each booking. It is the expectation that all common areas shall be left in a reasonably clean manner with any kitchenware that is utilized is cleaned. Non-compliance will incur additional cleaning charges (based on \$25/hour fee).

(c) Guests are not to adjust the hot tub settings, not adjust the floater setting remove the floater from the water or manually turn the hot tub jets off. Not adhering to this will cause our hot tub company to have to change the water after your departure and this will incur a fine of \$100 (this is the amount that we are levied for the water change).

(d) Noise emitting from the lodge is to be kept to a minimum at all times. If the owner or caretaker receives a noise complaint from one the neighbours, regarding the tenant(s) conduct and/or tenant's acquaintances conduct a \$1000.00 fine shall be imposed by the owner. If there is no police visit, then an added \$1000.00 damage deposit shall be required for the tenancy to continue. A second noise complaint or a police visit during a first noise complaint will mean an immediate eviction. In the case of a second noise complaint, the second \$1000.00 fine shall also be imposed by the owner. Please respect our neighbours, most of them are fulltime residents. Please note that the above fines are separate of any fines imposed by the police or resort municipality of Whistler, for which the tenant is also liable.

(e) If any portion of the damage deposit a written account for the claim shall be provided.

11.) CANCELLATION POLICY – all booking deposits and final payments are under all circumstances non-refundable and non-cancellable. Final payments and cleaning fees are due on the specified date, regardless of tenant cancellations. Please do not book this home unless it is a 100% firm booking.

12.) The owner is not responsible for any injuries or accidents occurring on or off the property during or around the time of the tenants stay. The owner is not responsible for lost or stolen items belonging to the tenant. Items left behind, if located can be returned for a charge of \$50 + tax (includes shipping N.America).

13.) Environmental based policy: Please place garbage and recycling in their appropriate container. Non-compliance will incur additional cleaning charges (based on \$25/hour fee).

14.) Early arrivals without previously being granted an early check-in will be subject to a \$100.00 fee (our housekeepers require the full five hours between a check-out and a check-in to clean and prepare the lodge).

15.) Extra hot tub cleaning service is available upon request during your stay. The added cost of this is \$105.

16.) Late check-outs without previously being granted a late check-out will be subject to a \$200.00 fee (our housekeepers require the full five hours between a check-out and a check-in to clean and prepare the lodge).

17.) The owner acknowledges receipt from the tenant of the sum of \$_____ Canadian as a deposit to secure the tenant's performance and obligations imposed by this agreement. This agreement does not take effect until the owner receives the above deposit.

18.) It is the responsibility of the tenant to ensure the credit card provided is valid and has sufficient credit available to process final payment and authorize the damage deposit.

19.) The fines incurred as a result of the tenant(s) conduct or the tenant's acquaintances during their stay will be paid in full by the tenant(s). The owner is not responsible for any bylaw infractions caused by the tenant(s).

I, _____ have read the above agreement this _____ day of _____, **2018** and accept these conditions. I have also informed all other tenants of these conditions.

Tenant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Please fill in the following information:

Credit card holder (as it appears on the credit card):

Please note that if this is a company credit card, please also print the authorized signatory's first and last name alongside the company name.

Cell Phone Number (a number that you will able to be reached during your stay):

Phone: _____ **E-mail:** _____

Visa MasterCard

Card Number: _____ Expiry Date (month/year): _____

Three Digit Personal Identification Number (located on the back of your credit card): _____

Deposit amount to be charged immediately to card (Canadian dollars): \$_____

Authorized Signature: _____

Final payment to be charged to card 93 days prior to check-in (Canadian dollars): \$_____

Authorized Signature: _____

Damage deposit amount to be authorized (similar to when checking into a hotel) to card no sooner than 93 days prior to check-in and no later than 31 days after check-out (Canadian dollars): **\$1000.00**

Authorized Signature: _____

Authorization will be made by "Vancouverevents.com Ltd."

Please fill in and scan & e-mail pages 1 & 2 back to fernando@telus.net.

Seven days prior to arrival, please send us all your guest names along with what city they live in.
Thank you.

Fernando Alves
Lorimer Ridge Lodge