

**LITTLE LOG CABIN**  
8805 CANAL ROAD, PENDER ISLAND, BC V0N 2M3  
Email: info@littlelogcabin.ca      Web: www.littlelogcabin.ca  
Tel: (250) 629-6523      Fax: (250) 629-3697

**RENTAL AGREEMENT**

BETWEEN

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell # \_\_\_\_\_

Email: \_\_\_\_\_

**The “ RENTER”**  
**AND**  
Jim Dunlop & Sandy Neff, **THE “OWNERS”**

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**GENERAL:**

Jim Dunlop & Sandy Neff are the registered owners of: “Little log cabin”, 8805 Canal Road, Pender Island, BC, the “**PROPERTY**”  
The OWNERS have agreed to rent the **PROPERTY** on the terms and conditions outlined hereinafter, to the **RENTER** who wishes to  
rent the **PROPERTY** on the terms and conditions outlined hereinafter.

**RENT, RENTAL DATES, SECURITY DEPOSIT AND PAYMENT:**

The **RENT** for the **PROPERTY** is \$1400 per week.

The **RENTER** shall rent the property from 4:00 p.m. on \_\_\_\_\_, 2011  
until 11:00 a.m. on \_\_\_\_\_, 2011 (The “Rental Period”)

The **SECURITY DEPOSIT** is \$350. The deposit is refundable within 10 days after the end of the rental period, subject to any  
charges for damage, breakage or excess cleaning.

The Rent is payable to the OWNERS as follows:

- 30% of the **RENT** is due at the time of booking by travellers cheque, personal cheque, money order or credit card.
- The balance of the **RENT** (70%) is due 45 days prior to commencement of the rental.
- The security deposit is due 45 days prior to commencement of the rental and is payable by a separate cheque or credit card. If paid  
by credit card, the deposit will not be processed until commencement of the rental period.

If booking less than 45 days in advance, the full **RENTAL** and **SECURITY DEPOSIT** is due at the time of booking.

If payment is made by credit card, the **RENTER** authorizes the **OWNER** to process the charge electronically without the **RENTER'S**  
signature. Payment made by cheque can be made payable to the OWNERS.

If paying by credit card, please complete the following information. Please note that the billing name on your statement will show as  
Pender Electric Ltd.

Please process the above charges noted on Page 1 of this Agreement to my credit card:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Card Type: \_\_\_\_\_ Number: \_\_\_\_\_ Expiry Date: \_\_\_\_\_

**BOOKING CONFIRMATION:**

The booking will be confirmed upon receipt from the **RENTER** of a signed **RENTAL AGREEMENT** and the appropriate payment  
outlined above. Once confirmed by the **OWNER**, a binding agreement between all parties shall be in effect.

**BOOKING CANCELLATION:**

If the **RENTER** cancels a confirmed booking, the **RENTER** is liable for the full amount of the rent. If the **OWNER** is able to find  
another renter to assume this booking, the amount paid by the **RENTER** will be refunded, less a processing fee of \$50.00.

If the OWNER is unable to confirm or has to cancel a confirmed booking prior to the commencement of the Rental Period, all amounts paid by the RENTER shall be refunded in full to the RENTER, by the OWNER, and this agreement shall be deemed to be null and void.

**RENTER'S OBLIGATIONS:**

The RENTER agrees to vacate the PROPERTY on the date and time set forth in this agreement and to leave the PROPERTY clean, tidy and in the same condition as it was found at the beginning of the Rental Period.

The RENTER is responsible for any damages, breakages, missing items, loss or injury to the property caused by the RENTER or any of the Renter's Party or by pets accompanying the Renter or members of the Renter's Party.

The RENTER agrees to behave in a proper and responsible manner and will not create a nuisance to occupants of neighboring properties while renting the PROPERTY.

The RENTER agrees to indemnify and save harmless the OWNERS from all expenses, claims, losses, actions, damages or liabilities of any description which may in any way relate to or arise from the use of the PROPERTY by the RENTER where the RENTER is responsible.

The RENTER shall not, without the written permission of the OWNERS, permit or allow any persons to stay overnight at the Property.

The RENTER shall abide by and act in accordance with all instructions, warnings, signs and notices provided for the safety of the RENTER.

**OWNER'S OBLIGATIONS AND RIGHTS:**

If the PROPERTY becomes uninhabitable for any reason other than as a result of an act by the RENTER, the RENTER will be entitled to a full refund of the rent and security deposit. The OWNERS will endeavour to find alternative accommodation, but will not be liable to the RENTER in any way, other than as outlined in this paragraph.

If, in the opinion of the OWNERS, the conduct or behaviour of the RENTER is unacceptable, or if the RENTER is in breach of the terms of this Agreement, the OWNERS may, without notice, evict the RENTER, and in the event that the Renter is evicted pursuant to the terms of this agreement, all rental monies shall be forfeited.

**GENERAL:**

No responsibility is assumed by the OWNERS for any death, accident, injury, property loss or damage, inconvenience or loss of physical enjoyment caused directly or indirectly by or arising out of the use of or condition of the property.

The PROPERTY and its amenities are used at the risk of the RENTER and the OWNERS will not be liable nor accept responsibility therefor.

This Agreement shall be construed and governed by the laws of British Columbia. If any one or more of the provisions contained in this Agreement should be invalid, illegal or unenforceable in any respect in any jurisdiction, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be effected or impaired thereby, unless in either case as a result of such determination this Agreement would fail in its essential purpose.

The singular of any term includes the plural, and vice versa, the use of any term is generally applicable to any gender or to a corporation, the word "or" is not excessive and the word "including" is not non-limiting whether or not non-limiting language (such as "without limitation", or "but not limited to" or words of similar import) is used with reference thereto.

Signed and dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 201\_

Signature of RENTER: \_\_\_\_\_  
\_\_\_\_\_.

Signed and dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 201\_

Signature of OWNER: \_\_\_\_\_.