

Rental Agreement Between Golfeast Inc. (Wolfrun Golf Club) located at 51 Golf Course Road, Janetville, ON L0B 1K0 and (Full Name of Lessee)

Living at the Following Address:

Telephone Numbers:

Cell Phone: _____

Home Phone: _____

Email Address:

Rental Period Dates:

**Credit Card Information
will be gathered at time
of tee time**

1- GENERAL

The person or persons who provide the payment on account of a "Play and Stay" booking with Under par, where the "Play" portion will be at Wolfrun Golf Club at 51 Golf Course Road, Janetville, On L0B 1K0 and the "Stay" portion will be at 270 Pigeon Creek Road, Janetville, ON L0B 1K0 are hereafter referred to as the "Lessee". Golfeast Inc. (Wolfrun Golf Club) is hereafter referred to as the "Lessor". The property at 270 Pigeon Creek Road, Janetville, ON L0B 1K0 will hereafter be referred to as "the cottage".

2- CONTRACT

By signing this contract and making the full payment plus security deposit, the Lessee understands and agrees that he/she is entering into a legal, binding contract with the lessor. The security deposit will be paid at the **Golf** Registration/Check-in at Wolfrun Golf Club Pro-shop.

The bottom of each page of this document must be initialized by the lessee to acknowledge that the lessee has read, understood, and agreed to the total content of this contract. The Lessee must print their name, then sign and date this document on the last page.

3- LIMITS of LIABILITY

The Lessee represents, warrants, acknowledges and agrees with the Lessor that they will use the cottage and its facilities in accordance with the terms and conditions of this Agreement and the Household Rules and that they do so at their own risk and that they indemnify and save the Lessor and the property owner, their agents and employees harmless from any claim made as a result of personal injury, sickness or death, loss or damage, however caused, to person or property of the Lessee or their family, guests, visitors, servants/nannies and agents during or after the time of occupancy. Further, the Lessee accepts full responsibility of the use of any recreational equipment, including water equipment, and agrees to pay for any repairs required to bring back any equipment to the state at the time of rental or to replace the said equipment.

GUARANTEE

The Lessee accepts all liability for any damage beyond normal wear and tear during the term of the rental period and to pay any penalties for breaching the Household Rules and the terms of this Agreement. The Lessee agrees and accepts that their security deposit will be deducted appropriately for any damages or loss of property. The Lessee also accepts that if the cost of the damages or loss of property is beyond the deposit amount, their credit card will be charged. When a credit card is not available, the Lessee agrees to make an immediate payment via an e-transfer.

4- PAYMENT

"Play and Stay" fees are due at the time of booking to **Underpar**. The \$500.00 deposit will be paid to **Wolfrun Golf Club** at **Golf** Registration/Check-in time. Payment for additional persons staying at the cottage and not playing golf will be paid to **Wolfrun Golf Club** at **Golf** registration/check-in time. **The "stay" only fee is \$50.00 per person per night.**

5- CANCELLATION

Any cancellation by the Lessee must be in writing via email to info@wolfrungolfcourse.com.

Cancellation notices 30 days or longer from the date of the booking will be fully refunded. Cancellation notices within 14 to 30 days prior to booking will be refunded at 50% of the fees paid. Cancellation after 14 days prior to the booking will not be refunded unless a special arrangement (ie. rebooking) is made with Wolfrun Golf Club's General Manager. The refunds will be processed within one month from the date of cancellation. At any point after a cancellation notice from the Lessee, if Wolfrun Golf Club succeeds in re-booking the cancelled portion, that portion of the payment shall be refunded, less a \$50.00 cancellation/administration fee.

Cancellation by Lessor shall be in writing via email if for an unseen event, the cottage and/or Golf course become a health or safety hazard, or an unpredictable event prevents the golf portion or the stay portion from taking place. The Lessor will take every action to correct this prior to cancelling a booking. However, if the damage or hazard or unseen event cannot be remedied, the rental will be canceled, and the Lessee will be refunded within one month of the cancellation.

If government restrictions due to COVID-19 prevent the booking from proceeding, the Lessee will be refunded the full amount of the payment unless rescheduling the booking is agreed upon between Lessee and Lessor.

6- NUMBER of PERSONS

The number of guests staying overnight at the cottage shall not differ from the guests listed on the Guest and Vehicle List Form without prior written authorization from the Lessor. Only vehicles noted on the Guest and Vehicle Form are permitted on the cottage property overnight. The maximum number of guests for overnight stay is 8. Lessee that contravenes the maximum number of occupants will be subject to immediate eviction without refund.

There is absolutely no subletting of the cottage permitted.

7- ACCESS/REPAIR/MAINTENANCE

The Lessor or its agents shall be allowed to access the cottage and the surrounding property at any time during any occupancy for any emergencies or complaints from neighbors. For maintenance of the property, the Lessor has arranged for agents to cut grass, water plants, and do regular maintenance on the property. These activities may occur during any occupancy. For interior maintenance, the Lessee will be notified in advance by email, text or telephone call, unless there is an emergency.

At arrival, the Lessor or its agent will meet the Lessee to pass on the key and to review Household Rules and answer any questions. The Lessor or its agent will tour the cottage and its surroundings to make sure that there are no damages to any furniture, fixtures, chattels, fittings, equipment, and effects in or about the cottage and will ascertain that the cottage is handed over in a clean and

satisfactory state to the Lessee. The Lessee agrees to sign off on Cottage/Property Content Form to acknowledge the proper condition of the cottage and its surroundings. If there are any items of concern or damaged property, these will be noted on the Content Form.

At departure, The Lessor or its agent will meet the Lessee to receive the key back and tour the facility to make sure that the Lessee kept the cottage and its surroundings and all furniture, fixture, chattels, fittings, equipment, and effects in or about the cottage in the same state of repair and condition as it was received by the Lessee. The Lessee agrees to leave the cottage in the same state of cleanliness and general order in which it was found.

In case of any damage, loss or lack of cleanliness, the Lessee accepts that the Lessor shall deduct the necessary charges from the security deposit and charge the credit card provided by the Lessee for any excess amounts for damages or loss.

8- PETS

Pets are not permitted anywhere on the property or in the cottage. Any Lessee that contravenes this condition shall be subject to immediate eviction without refund. Only the security deposit will be returned if no loss or damage has occurred.

9- SECURITY CAMERAS & SIGNS

For safety of Lessee and protection of the property, security cameras have been installed around the building of the cottage on the exterior and in key areas of the property. The Lessor has access to these cameras 24 hours a day. There are no cameras looking into the interior of the cottage.

Signs have been installed to warn Lessee and his/her guests of limits of access to certain areas and to warn and/or remind Lessee and his/her guests of certain rules and risks. Please pay close attention to these warnings and be reminded that risks and hazards exist on a property that is situated within a natural forested lot with a pond. Children under 16 must always be supervised by an adult. The Lessee indemnifies the Lessor of all damages that may occur.

10- OTHER CONDITIONS of the BOOKING

The Lessee shall abide by the conditions of booking and any other instructions contained in the Household Rules. All conditions apply to the Lessee, and their guests that may be visiting the property. Any person who contravenes the said Household Rules will be subject to immediate eviction and the Lessee will not be refunded.

Household Rules

A- Cottage Check-in and Check-out

Check-in is at 4:00 p.m. and Check-out is at 10:00 a.m., unless special arrangements are made in advance with the General Manager of Wolfrun Golf Club and a written email authorizing this change is sent to the Lessee by the Lessor.

B- Fireplace

The fireplace is electric. No logs or firewood can be placed inside.

C- Outdoor Fires

Recreational campfires are only allowed in the designated fire pit or Chiminea with prior permission by the Lessor via a written email or text. The Lessor must provide you with the Fire Permit that is valid and has been provided by the local municipality. Fires must be completely put out before they are left unattended.

D- Fireworks and other incendiary devices

Fireworks cause forest fires. **The lighting of fireworks is absolutely FORBIDDEN at the property.** Any Lessee caught lighting fireworks will be immediately evicted with no refund. No other incendiary devices are allowed which include tiki torches and lighter fluid.

E- Waste Disposal

All garbage, recycling, food matter, must be taken the designated area and disposed into proper bins. The bins will be marked appropriately. The Lessor and or its agent will discard of the waste appropriately on the proper date to be picked up by the municipality. No garbage, recycling or food waste should be left behind by the Lessee inside the cottage, in the balconies or on the surrounding property at departure. **No garbage or food/drink should be left on balconies, or any part of the outdoor property unattended or overnight. Many wildlife live on this property and food/drink left behind can cause a safety issue and property damage.**

F- Bathroom and Septic System

The cottage operates on a septic system. The septic system is a sensitive and an integral part of cottage life. The basic rule is: do not put anything down the toilet other than natural waste and toilet paper (please be conservative both with toilet paper and flushing and use of water). It is critical that nothing else is flushed down the toilet, especially baby wipes or wet wipes, even if they say **“flushable”** on the packaging.

G- Pond Usage

A paddle boat is provided for use by adults. Children under the age of 13 must be accompanied by an adult on the paddle boat. All persons using the paddle boat must wear a life jacket. Life jackets are not provided, please bring your own life jackets to the cottage for this purpose or if you choose to swim. Swimming is not recommended.

H- Drinking water

A filtered water tap at the kitchen sink has been installed with filtered water system for drinking. The tap water can be used for washing and brushing teeth but is not recommended for drinking. Please make sure that you fill the ice trays with the filtered water before putting inside the freezer.

I- Bedding and Towels

No linens for beds or towels are provided. The Lessee and their guests must bring their own bedding and towels. All beds must be left in the same shape as at arrival. Pillows and duvets and/or comforters are provided.

J- First Aid Kit & Extras

The first aid kit can be found in the cabinet underneath the master bathroom sink cabinet. An emergency box with toothbrush, toothpaste, floss, Q-tips, etc. can also be found in the master bathroom sink cabinet, in case the Lessee or their guests have forgotten an item. If you use any of the items from the first aid kit or the emergency kit, please leave a note on the white board in the kitchen so they can be replaced. Cost of the items may be taken from the security deposit.

K- Coffee/Tea/Condiments

Some condiments, such as dried foods (pasta/rice) and coffee and tea are available at the cottage only for use by the Lessee if their supply runs out. Please leave a note on the white board if any of the items are used so they can be replaced. Cost of the items may be taken from the security deposit.

L- Smoking Rules

There is absolutely no smoking allowed inside. You may smoke outside at least 6 feet away from any doors or windows. Please discard of your cigarettes properly.

M- BBQ/Appliances

BBQ is propane operated, and the propane tank is provided. Please use with caution and read the instructions if you are not familiar with the use of the BBQ. All manuals for the use of BBQ and other appliances are stored in the drawer at the desk in the kitchen. BBQ and appliances must be cleaned and left in the same condition that they were provided at the commencement of the rental.

N- Emergency

In case of an emergency, you may contact either Maryam at 647-295-6686 or Arden at 705-340-8218. Wolfrun Golf Club General Manager is Steve Kostoff and he can be reached at the Golf Course during most of the operating hours at 705-328-3949. However, if the emergency is due to an accident, illness, fire, robbery, trespassing, etc., please contact 911. The nearest hospital is the Ross Memorial Hospital in Lindsay at 10 Angeline St. North. The nearest pharmacy is I.D.A. at 293 Pigeon Creek Road, Janetville (at the corner of Janetville Road and Pigeon Creek Road) by the General Store (walking distance from the cottage). There is a Shoppers Drug Mart in Port Perry and Lindsay.

O- Noise

The Lessee agrees to abide by the city of Kawartha Lakes noise by-law that states:

Voices, instruments and other amplified sounds have received a two-hour extension. Previously restricted between 9pm and 11am every day of the week, they will now be restricted between 11pm and 11am.

The noise by-law of Kawartha Lakes can be found at bylawcomplaints@kawarthalakes.on and for more information, you may call the Municipal Law Enforcement Office at 705-324-9411 ext. 1212.

If the Lessor receives complaints, the Lessee will be given a warning to reduce the level of noise, if a second complaint is received, the Lessee and their guests will be asked to leave the premises without a refund. The Lessee agrees that he/she and their guests will abide by the municipal noise by-laws as stated above.

SIGNATURE:

The Lessee acknowledges that he/she has read and understood this Agreement and that by signing this Agreement, he/she agrees to abide by all the paragraphs within this agreement and uphold all the household rules. The Lessee agrees that he/she is responsible for all the guests staying at the cottage and their behaviour and actions during rental period. By signing this contract, the Lessee agrees that he/she is solely responsible for any damages or loss that may occur during the period of the rental.

Lessee's Full Name (Please Print):

Lessee's Signature:

Date:

Guest & Vehicle List Form:

List of the Persons Staying Overnight at the Cottage:

Name:	Age:
Name:	Age:
Name:	Age:
Name:	Age:
Name:	Age:
Name:	Age:
Name:	Age:
Name:	Age:

List of the Vehicles Parked Overnight at the Cottage:

Vehicle #1:		
Model	Color	License Plate No.
Vehicle #2:		
Model	Color	License Plate No.
Vehicle #3:		
Model	Color	License Plate No.
Vehicle #4:		
Model	Color	License Plate No.

Email Address: _____

