

# RENTAL AGREEMENT

This agreement is between **us (we, our)**:

11<sup>th</sup> Street Lodging Inc.  
c/o Peter W. Taylor and John E. Dul  
1 - 1 1307 11<sup>th</sup> Street S.W.  
Calgary, Alberta  
Canada T2R 1G5  
Phone 1 403 209-1800  
Fax 1 403 209-2571  
Email [vacationhomerental@11street.com](mailto:vacationhomerental@11street.com)

the owners of:

1309 11<sup>th</sup> Street S.W.  
Calgary, Alberta  
Canada T2R 1G5  
Phone 1 403 245-9612

and **you (your)**:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Country: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

For the rental of:

The main and second floors  
1309 11<sup>th</sup> Street S.W.  
Calgary, Alberta  
Canada T2R 1G5  
Phone 1 403 245-9612

for the dates and cost:

Check in	
Check out	
Number of nights	0
Price per night (CAD)	\$0.00
Total price for 0 nights	\$0.00
Tax at 5% #87074 8415 RT0001	\$0.00
Total	\$0.00
Non refundable 25% deposit	\$0.00
Net due upon arrival	\$0.00

This is the base cost. Cleaning and damages may be additionally charge after check out.

Our Initials \_\_\_\_\_

Your Initials \_\_\_\_\_

## Our Obligations:

To provide you with accommodation at:

Main and Second Floors  
1309 11<sup>th</sup> Street S.W.  
Calgary, Alberta  
Canada T2R 1G5  
Phone 1 403 245-9612

hereafter referred to as “the property”

as described in the web pages <http://www3.telus.net/vacationhomerental/> , <http://vrbo.com/196820> and <http://www.discovercalgary.com/Calgary/Wheretostay/VacationHomeRentals/> for the dates specified on page 1.

This includes:

### Amenities

- Washer
- Dryer
- Linens Provided
- Single car parking

### Beds

- Queen in master and one full bed in each of the other two rooms

### Entertainment

- Cable TV (4): Large screen TV in family room smaller TVs in all upstairs bedrooms.
- DVD in family room

### Kitchen

- Full Kitchen
- Cooking Utensils Provided
- Refrigerator
- Ice Maker
- Electric Range and Oven
- Dishwasher
- Microwave

### Outdoor Features

- Electric BBQ Grill
- Deck/Patio

### Communications

- Telephone (2) one with answering machine. Phone number 1 403 245-9612
- Free Local Calls
- Computer with high speed Internet
- WiFi (Wireless Internet)

### Utilities

- Heat
- Power
- Water and Sewer

The property shall be for your sole and unencumbered use for the dates specified on page 1. We will correct any deficiencies to your satisfaction.

Our Initials \_\_\_\_\_

Your Initials \_\_\_\_\_

## CLEANING

If you waive the daily housekeeping service for your stay we want to give you a few pointers on how to avoid cleaning costs after you leave. As stated in your rental agreement, "if you leave it as you found it," there will be no additional charges. Otherwise cleaning is charged at \$45 per man-hour.

### General

- Floors should be left clean and carpets vacuumed. There will be a charge if mud and gravel are tracked in past the mats at the front entrance. A vacuum is located in the South closet in the master bedroom. There is a broom and dust pan beside the washer/dryer in the main floor bathroom.
- Food particles and other debris should be removed from all furniture and table tops.
- Garbage pails should be empty. A garbage bin is located on the back deck. Please call us if it is full and we will empty it.

### Kitchen

- All dishes, utensils, pots, pans, glasses and cookware should be clean and put away.
- Dishwasher should be empty.
- Refrigerator should be empty and shelves clean. Please leave it powered up.
- Counters should be clean.
- Sink and faucet should be polished.
- Stove top should be polished with no burnt food left on. Polish and pad are located in the cupboard up and to the left of the stove.
- Stove controls should be free of food and grease spots.
- Oven should be clean
- Microwave oven should be clean on the front and inside.
- Coffee grounds should not be left in the coffee machine and the pot should be clean.

### Bathrooms

- Mirrors should be clean.
- Counter tops, sinks and faucets should be clean and polished.
- Chrome in bath tub and shower should be clean and polished.
- Toilets bowls should be clean as well as on top, under lids and on the sides and front at the bottom.
- Lint trap in dryer should be free of lint.
- Any non-removable stains in towels will be charged.
- Towels do not need to be laundered. This is included with your rental.

### Bedrooms

- Mirrors should be clean.
- Any non-removable stains on sheets or comforters will be charged.
- Dresser, end table and bureau tops should be clean and drawers empty.
- Closets should be empty except for items that were there at the time of check in.
- Please don't make beds. Laundering and remaking of bed is included with your rental.

## Your Obligations:

### Suitability

- No pets allowed.
- Smoking Not Allowed. Municipal and provincial bylaws state that no smoking shall occur within a business or within 5 metres of any entrance. A charge of \$500.00 for extra cleaning will be levied if there is smoking inside.
- A maximum of 6 (six) people are to stay at the property
- We reserve the right to enter the property at any time.

### Deposit

- A credit card is required to reserve.
- 25% non-refundable deposit required at the time of reservation.
- Remainder of fee due at check-in.
- Every effort will be made to accommodate cancellations by re-renting the house. If we are unsuccessful, the remainder of the fee may be charged.

### Cleaning Options

- Cleanup After checkout - \$45 per man/hour to return the house to the condition at check in. This means if you leave the property as you found it, there will be no additional charge. Final laundering of linens and towels and remaking of beds is included with rental.
- Full daily housekeeping can be arranged for \$30.00 per occupied room per night.

Please check one.

We decline daily housekeeping.  We require daily housekeeping for \_\_\_\_\_ rooms.

### Damages

- You are responsible for any loss or damage in excess of normal wear and tear.

### Credit Card Information

- Credit card information must be supplied for reservation and billing purposes. VISA or Master Card may be used. Credit card will immediately be charged a 25% non-refundable deposit. Credit card may be used to pay the balance upon arrival. Balance of rental amount (total amount minus deposit) may alternately be paid by cash, traveller's cheques or debit card. Credit card may be charged for additional cleaning and repairs after checkout.

Credit Card Number: \_\_\_\_\_

Expiry Date: \_\_\_\_\_ CSV: \_\_\_\_\_

Name as displayed on card: \_\_\_\_\_

I, \_\_\_\_\_ authorize 11<sup>th</sup> Street lodging Inc. To charge my credit card according to the conditions outlined above.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Us: John Dul and/or Peter Taylor	You: _____ (print)
Date: _____	Date: _____
_____	Signature _____
_____	_____

Owners are not responsible for any accidents, injuries or illness that occurs while on the property or while using its facilities. The Owners are not responsible for the loss of guests' personal belongings or valuables. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the property or others whom they invite to use the property.

Our Initials \_\_\_\_\_

Your Initials \_\_\_\_\_