

VACATION PROPERTY RENTAL AGREEMENT (NOVA SCOTIA)

1. Owner:

_____ (insert full name of owner)
 _____ (insert complete address)
 (the "Owner")

2. Renter:

Name(s): _____

Complete Address: _____

Home Phone: _____ Work Phone: _____

Email: _____

(the "Renter(s)")

3. Rental Period:

This Agreement shall commence at _____ a.m./p.m. on the _____ day of _____, _____ (the "Check-In Time") and shall terminate at _____ a.m./p.m. on the _____ day of _____, _____ (the "Check-Out Time"), unless terminated at an earlier date in accordance with the provisions of this Agreement dealing with default.

The Owner will use its commercially reasonable efforts to have the Rental Property ready for occupancy by the Renter at Check-In Time in a clean and sanitary condition. If the Renter is delayed for any reason and is unable to take possession at the Check-In Time, the Renter is responsible for notifying the Owner of such delay so that special arrangements can be made for the Renter to pick up the keys.

At Check-In Time, the Renter will be issued _____ (insert number) set(s) of keys for the Rental Property, _____ (insert number) garage door opener(s) (delete if inapplicable), and _____ (insert any other keys, etc that will be provided, otherwise delete). The Renter must sign for all of these items and is responsible for the cost of replacement, and for the costs of re-keying and/or replacement of locks in the event that any keys are lost, misplaced or not returned.

NO ARRIVALS ARE ALLOWED ON THANKSGIVING DAY, CHRISTMAS DAY, EASTER AND OTHER MAJOR HOLIDAYS.

4. Rent:

The Renter shall pay the Owner total rent in the sum of \$ _____, (insert amount) which includes all utilities, plus a security deposit of \$ _____, (insert amount) which will be refunded providing no damage is done to the Rental Property or its contents, and the Rental Property is cleaned and in the same condition as it was in at Check-In Time. A \$ _____ (insert amount) service fee will be charged for any returned cheques.

Rent will be paid as follows:

Security deposit paid at time of reservation:	\$
Second instalment to be paid on signing of this Agreement:	\$
Balance plus security deposit to be paid at least ___ days before taking possession (includes all applicable taxes):	\$
TOTAL RENT PLUS SECURITY DEPOSIT:	\$

Confirmation of the reservation will be mailed, faxed, or emailed to the Renter upon receipt of the security deposit. It is the Renter's responsibility to review the confirmation for accuracy of dates, mailing address, number of adults and/or children and accommodations, and to notify the Owner of any errors within _____ (*insert number*) days of receipt.

5. Security Deposit:

The security deposit will be held in a non-interest bearing account. It is the obligation of the Renter to surrender the Rental Property in a clean condition by the time specified, except for reasonable wear and tear. The Renter shall pay for any damage to the Rental Property caused during his possession, or for any cleaning required by the Renter's failure to leave the Rental Property in a clean and sanitary condition. The security deposit will be returned by regular mail to the Renter within 60 days following the Renter's vacating the Rental Property, minus the costs to repair or replace any damage or loss to the Rental Property or the contents thereof, and any other charges and expenses for which the Renter is responsible pursuant to the terms of this Agreement. The Owner may retain the deposit for violation of the Terms and Conditions of the Rental Agreement.

6. Description of Rental Property:

The Rental Property consists of a/an house / cottage / condo / apartment (*delete inapplicable*) located at _____, (*insert address*), Nova Scotia. The Rental Property is comprised of the following rooms:

(insert list of rooms, and indicate how many beds, day beds, sofa beds are provided, including the sizes of the mattress - king, queen, twin, etc)

(Use the following paragraph if the Rental Property is NOT a camping cabin, otherwise delete) A full supply of linens ARE provided. Bed linens are changed twice weekly (every _____ and _____) (*insert day of week*) if you are occupying the Rental Property for more than one (1) overnight stay. Towels are changed every day. All bed linens and towels are changed at the end of every Rental Period. Laundry facilities are provided.

(Use the following paragraph if the Rental Property IS a camping cabin, otherwise delete) Linens ARE NOT provided. Please bring the appropriate size of linens for the beds as well as sufficient towels for your use.

The Owner shall provide and maintain a sufficient supply of bath soap, toilet tissue and garbage bags, based on the number of registered occupants. Any additional items must be provided by the Renter at the Renter's sole expense.

THIS IS AN 8-PAGE DOCUMENT.