

VACATION PROPERTY RENTAL AGREEMENT (YUKON TERRITORY)

1. Owner:

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

2. Tenant:

Name(s): _____
 Complete Address: _____

 Home Phone: _____ Work Phone: _____
 Email: _____
 (the "Tenant(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 Tenant at Check-In Time in a clean and sanitary condition. If the Tenant is delayed for any reason and is unable to take possession at the Check-In Time, the Tenant is responsible for notifying the Owner of such delay so that special arrangements can be made for the Tenant to pick up the keys.

At Check-In Time, the Tenant 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 Tenant 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 Tenant 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 Tenant upon receipt of the security deposit. It is the Tenant'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 Tenant to surrender the Rental Property in a clean condition by the time specified, except for reasonable wear and tear. The Tenant shall pay for any damage to the Rental Property caused during his possession, or for any cleaning required by the Tenant's failure to leave the Rental Property in a clean condition. The security deposit will be returned by regular mail to the Tenant within 60 days following the Tenant'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 Tenant is responsible pursuant to the terms of this Agreement. The Owner may retain the deposit for violation of the Terms and Conditions of this Agreement.