

Limitations of liability For Cliffhanger

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I/we represent, warrant, acknowledge and agree with J&B Cottages on the Rock's / property owner that I/we will use the cottage and it's facilities in accordance with the terms and conditions of the booking agreement and the house hold rules and that we do so at our own risk and that I/we indemnify and save the Property Owner harmless from any personal injury, sickness or death, loss or damage, however caused to person or property of the renter, his or her family, guests, during or at time of occupancy. Further, I/we accept full responsibility of the use of the cottage and any recreational equipment and agree to pay for any repairs or replacement of said cottage and equipment, other than for normal wear and tear.

Child safety issues – Steep stairs, cliff and moving rock. Use at your own risk

Limitations of liability form must be completed in full and signed with an original signature along with reservation deposit before reservation is complete. For quick reservation confirmation PDF by e-mail which will tentatively hold reservation for 7 days, then send original copy with reservation deposit to secure your vacation.

Weekly check in _____ 3 p.m. Weekly check out _____ 10 a.m.

Applicants Name _____

Address _____

Postal Code _____ City _____

E-mail _____

Cell Phone _____ Phone (H) _____

Home Insurance Co. _____ Policy # _____

Employer's Name & Address _____

Drivers License # _____ License Plate _____

Name & ages of all adults & children occupying the accommodation

Please sign and return with deposit to secure reservation, all information is confidential.

NOTE; Cottages can only accommodate 8 guests in one rental period, more than 8 is a violation of this contract unless otherwise agreed upon and immediate eviction may take place for everyone without reimbursement. Please note that if neighbors complain of excessive noise or music this may also lead to immediate eviction. PLEASE TAKE SERIOUSLY!

Signature of acceptance _____

Print Name _____

Date _____

Pets welcome, your pet must be kept on a leash and not left unattended. Please clean up after your pet!! You are required to have **your pet professionally bathed and groomed prior to your vacation.** (Special bathes are available for shedding dogs)
SHEDDING BREEDS REQUIRE A GROOMING CERTIFICATE
(shampoo for shedding pets will help in keeping an allergy free cottage)

(KEYS) OUR COTTAGES ARE EQUIPPED WITH LOCK BOXES. THESE BOXES CONTAIN 2 KEYS AND CAN BE ACCESSED WHEN CODE HAS BEEN ENTERED. AT THE END OF YOUR VACATION PLEASE RETURN KEYS TO LOCK BOX AS WE HAVE GUESTS COMING IN AFTER YOUR STAY.

Reservation Information

Please forward ½ the rental amount in a certified cheque / bank draft payable to J&B Cottages on the Rocks. After independent cleaning inventory, the damage / security deposit is promptly destroyed and shredded.
Balance due including security deposit (30 days prior to vacation); (A late payment fee of \$50.00 dollars will apply)

CHECK OUT TIME: Your adherence to the check out time of 10:00 am and check in time 3:00pm unless otherwise indicated on your booking confirmation form, in order to allow time for cottage maintenance and preparation for the next cottage guests

Cancellation Policy

Any cancellation made by the Renter shall be in writing to J&B Cottages on the Rocks at the address stated at the top of the booking contract form. On receipt of such notice cancellation, 90 days notice, 10% administration fee will occur, remainder will be sent back
60 days notice, 25% fee will occur, remainder will be sent back
30 days notice, 50% fee will occur, remainder will be sent back
14 days notice, 75% fee will occur, remainder will be sent back

Renters are advised to find cancellation insurance for these reasons.

Municipalities of northern Bruce Peninsula.
Garbage collection and recycling collection. Changes implemented 2017.
Instructions posted in cottages.
Contact owner via Text for further information.
1-519-641-9089

Please Initial _____ Date _____

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Cottage Rules

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- Families and couples welcome
 - Pets welcome, your pet must be kept on a leash and not left unattended, you must clean up after your pet!! Also please have your pet professionally bathed and groomed prior to your vacation. (Special bathes are available for shedding dogs and a grooming certificate is required before your stay to help in keeping a allergy free cottage)
 - **No smoking** in cottage.
 - Cottage communities have become very inter-dependent. Everyone knows everyone else and keeps an eye on neighbors property for them. Don't be surprised if someone asks who you are. Your due consideration of the owners place in the community will be appreciated – **Loud parties or excessive noise is not tolerated.**
 - Fires must be dead out before retiring from the designated areas and not left unintended at anytime.
 - **Maximum of 8** people staying at cottage as the septic system cannot support more for long periods of time
 - Mini bikes, dirt bikes and ATVs are NOT permitted.
 - Do not cut live trees, peel or drive nails into trees, this will kill the tree.
 - **Never leave garbage** outside cottage and take garbage as often as possible to green / brown bin on Vickers Rd.
 - Always leave the cottage in the same condition as it was upon your arrival. If cleaning exceeds one hour for the maintenance team an addition fee of \$55 will be charged.
 - **You must bring all sheets and pillowcases** to fit all beds used. If linen and towels are requested, an additional fee is required.
 - Use of owner's food supplies: Since the owner uses the cottage themselves, they may leave food supplies or staples at the cottage. You are welcome to use them, but we ask that you replace any supplies that become depleted during your stay,
 - **WOODSTOVE:** If wood stove is used please read booklet; it is important to always have a hot fire and please use only specified wood on property to prevent creosote build up. Serious consequences can occur when using improper woods. Please clean after use. Wood is supplied at a small additional charge of \$45 or can be purchased along highway #6.
 - Please use hydro sparingly, turn off base board heaters and lights after each use as hydro is paid at a premium in cottage country.
- BARBECUE:** Barbecue grill should be clean / brushed after each use otherwise it may attract wildlife. (Barbecue tank refills by guests)
- Any damage that is not considered normal wear, extra unnecessary cleaning of cottages or dishes left dirty will be taken from your damage deposit so please leave cottage as you receive it.

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"This COTTAGE operates on a SEPTIC SYSTEM"

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DO NOT PUT ANYTHING down the toilet other than natural waste and toilet paper (and be conservative with paper). Use one ply toilet tissue only. **NO** paper towel, Kleenex, tampons, pads, matches, hair, grease, strong chemicals, etc. These are guaranteed to back up the system. Also, it is easier on the system if you flush only when needed.

Electric power may be interrupted from time to time, and may stay off longer than it would in the city; we suggest bringing flashlights for emergencies. Also remember that the water system operates on an electric pump, **DO NOT RUN THE WATER WHEN THE ELECTRICITY IS OFF!** You may empty the water lines and hot water tank and run the risk of burning out the water tank and not get water again till the pump is primed.

Inside Cottage

Empty Fridge (and freezer) and wipe out

Clean microwave

Sweep floors

Empty all garbage / **no garbage** is to be left in cottage

Anything spilled in the stove, please clean

Wipe off all tables / counter tops and all kitchen appliances

If property requires more than an hours cleaning following your departure, a \$50 deductions will be removed from your Security / damage Deposit

Check out

- * Make sure patio furniture, cushions etc., are properly stored.
- * Check for and dispose of any cigarette butts, garbage, dog excrement, etc. around cottage.
- * Check all windows, close and lock.
- * All Garbage must be emptied & removed to bear proof garbage bin on Vickers Rd.
- * Turn off air conditioning after stay, in winter turn down heat to minimum
Setting, 10 degrees Celsius, **NEVER TURN OFF HEAT IN WINTER MONTHS** to avoid costly water pipe damage.

Your adherence to the check out time of 10:00 am unless otherwise indicated on your booking confirmation form, will be appreciated, in order to allow time for cottage maintenance and preparation for the next cottage guests.

THANK YOU for your thoughtfulness and consideration in leaving the cottage (inside & out) thoroughly clean and tidy, as it was at your arrival. Cleaning equipment and supplies normally used have been provided to make your task as easy as possible.

Your host Joyce & Bruce Mason

Note: Water system - Cottage water is supplied by an on shore well directly pumped up to the cottage from Georgian Bay, although the water is clear it may not be suitable for drinking water. **Bottled water is recommended.**

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