

RENTAL RULES

Homeowner's Obligations

1. The Homeowner will provide the Guest with the furnished property described in the present Agreement.
2. The Homeowner will ensure that the property is in good condition for use.

Guest's Obligations

3. The Guest must not use the rented property as a principal residence.
4. The Guest agrees to leave the premises in the same condition as it was on arrival.
5. The maximum number of occupants is 8 persons in total. The Guest agrees to respect the maximum occupant capacity at all times under penalty of eviction, without refund, if this capacity is exceeded. This maximum capacity must include visitors sleeping or not sleeping at the chalet.
6. The Guest agrees to use the furniture and objects in the rented property according to the use for which they are intended and, in the places, where they are located. It is strictly forbidden to move furniture and objects, both within the property and outside the property.
7. The Guest must notify the Homeowner as soon as he becomes aware of a defect and/or a breakdown of equipment or furniture in the property. Any abusive use or defect not attributable to normal wear and tear of the property or its furnishings causing stains, breakages or defects will be repaired or replaced entirely at the expense of the Guest.
8. The Guest is responsible for the general cleaning and maintenance of the rented premises during the term of the present Agreement.
9. The Guest is aware that the property is served by a septic tank. The Guest undertakes not to throw anything into the sinks, toilets and showers likely to clog the pipes, failing which, the costs incurred for the return to service will be fully invoiced to the Guest. (Includes: wipes, tissues, sanitary towels, hand towels, condoms, etc.)
10. The Guest is aware that the property is served by a well and agrees to make use



accordingly to the situation. Reasonable water use means not running many appliances (washer + dishwasher + shower) at the same time and respecting a delay between the use of showers. If there is excess, it is possible that the property runs out of water for a certain period, and it may cause damages to the well. Improper use of water consumption and/or failure to respect the reception capacity could cause the well to dry up and therefore damage to the system, which will be charged to the Guest.

11. The Guest understands that it is strictly forbidden to smoke inside, under penalty of eviction without refund and loss of the security deposit.
12. The Guest must always allow access to the property to the Homeowner, or any person designated by the Homeowner to inspect the premises and to carry out urgent work necessary to maintain the leased premises and its equipment, including the snow removal of the driveway and the balconies.
13. The Guest understands that there might be a delay regarding snow removal of the driveway and the balconies in function of the weather conditions and the snow removal companies' availability.
14. Before departure, the Guest must:
 - Bring all personal belongings;
 - Not leave any food in the refrigerator and cabinets;
 - Start the dishwasher, and wash, wipe and put away any other dishes in the cabinets;
 - Put back in place any moved furniture;
 - Close and lock the windows and the doors leading to the outside;
 - Turn off the air conditioning if it has been used;
 - Place garbage and recycling in the appropriate bins near the street;
 - Leave the exterior clean and tidy (no cigarette butts, no empty bottles or cans);
 - Set the spa temperature to 98 degrees Fahrenheit if it was used;
 - Clean the BBQ if it was used.

** A fee of \$50 per item not respected will be deducted from the security deposit.

*** Failure to respect the check-out time will result in a late fee set at \$50 per 15 minutes.

Parties, Camera Surveillance and Sound Detectors

15. No party is authorized in the property under penalty of eviction without refund.
16. Exterior surveillance cameras and interior noise detectors are installed to ensure compliance with the regulations of this contract. The cameras are not directed to the spa area to protect Guest's privacy;
17. The Guest undertakes to maintain a reasonable noise level in the property and undertakes to ensure all occupants respect it as well.
18. By-law #657-2021 of the municipality of Saint-Côme prohibits any outdoor activity that may generate noise from 11:00 p.m. until 8:00 a.m. the next morning. A single warning will be sent to the Guest before evicting without refund;

Animals

19. Animals are not allowed, both inside and outside the property. If the presence of animals is confirmed during the stay, the security deposit will not be returned to the Guest. In addition, the costs incurred by any damage caused and any cleaning required due to animals will be charged to the Guest.

Barbecue

20. A propane BBQ is available (propane included).
21. It is forbidden to burn wood or any other material in the BBQ. The grid must be cleaned after use (do not leave food or any other waste on it) and the propane gas tank must be closed after each use to prevent leaks. The refill cost of the propane gas tank will be deducted from the security deposit if it empties due to negligent use.

Fireplace, Spa and Fireworks

22. The indoor fireplace must be closed when the Guest is not on the premises as well as at night. It is forbidden to leave the fireplace unattended.
23. The Guest must respect the restrictions on outdoor fires of the municipality of Saint-Côme. When permitted, the exterior fire must be of a reasonable size and be under constant supervision by the Guest. Only wood can be burned in the outdoor



fireplace.

24. The Guest undertakes to respect the following rules for the spa:

- Always unfasten the cover clips at the 4 corners of the spa before opening it.
- Add 1 scoop of Oxy per day per person using the spa (maximum of 6 scoops per day).
- For a stay of more than 2 days, add a chlorine tablet every 2 days.
- Do not add other products/substances to the spa than those provided by the Homeowner.
- An adult must always supervise the use of the spa.
- Never let children open the spa, nor handle the screen or cleaning products.
- Do not use hard dishes, glass, or glass bottles around and in the spa. Food in the spa is prohibited.
- Maintain the spa temperature at all times between 95 and 101 degrees F in the summer and between 98 and 101 degrees F in the winter.
- Always turn off the water jets before closing the spa cover.
- Always close the spa cover when not in use and secure the clips.
- Any malfunction of the spa must be reported immediately to the Homeowner at the contact details provided.
- Take a shower before using the spa and do not enter the spa if you have massage oil or sunscreen on your body.
- Do not sit or lie on the spa cover.
- The spa water is tested before each rental and must be left as clean as on arrival. If it is necessary to change the spa water following your stay, a fee of \$250 will be deducted from the security deposit.
- Any breakage or damage to the spa will incur additional costs which will be deducted from the security deposit.

Initiales locataire : _____

25. In the event that the spa breaks during the stay due to inappropriate use by the Guest and/or the occupants, the total amount of the security deposit will be kept by the Homeowner;
26. It is forbidden to use fireworks on the property.

Internet

27. The Internet is included in the cost of rent.
28. The quality and speed of the Internet may vary according to various factors (number of users, type of use, weather conditions, etc.) and therefore, the Homeowner does not assume any compensation in connection with this service.

Parking

29. Parking is included in the cost of rent.

Security (other)

30. It is forbidden to lean on the ramps (outdoor balcony and internal staircase).
31. Frying is strictly prohibited, both inside and outside the property.
32. Only electric fondue sets are allowed. Thus, it is forbidden to use oil or gel fondue sets. Please note that there are two fondue sets available at the chalet.
33. Candles are strictly forbidden.
34. The doors must be always closed to prevent insects and animals from entering.
35. The use of the top section of the bunk bed is reserved exclusively for a child under 12 years old.

By-law # 657-2021 to Regulate Tourist Residences in the City of Saint-Côme

36. The following sections of BY-LAW # 657-2021 to regulate tourist residences in the City of Saint-Côme and are an integral part of this Agreement:



- **ARTICLE 11: OBLIGATION TO PROVIDE A LIST OF BOATS AVAILABLE TO Guests**

Where applicable, Homeowners will be required to provide a list of boats available to Guests and incorporate this list into their rental bylaws.

*** (Please note that this article does not apply to this Agreement).*

- **ARTICLE 13: PETS**

Pets are the responsibility of the Rental Respondent and must be kept on a leash or tied to a fixed structure at all times when they are outside. Dogs must hold a valid license from a competent authority. Under no circumstances can a tourist residence accommodate more than 4 dogs simultaneously.

*** (Please note that this article does not apply to this rental agreement).*

- **ARTICLE 14: PROHIBITION OF CAUSING NOISE LIKELY TO DISTURB THE PEACE OF THE NEIGHBOURHOOD**

It is strictly forbidden to produce or allow noise likely to disturb the peace of a neighbor or neighborhood.

- **ARTICLE 14.1: PROHIBITION OF THE USE OF FIREWORKS**

It is forbidden for the rental respondent or for any occupant to use fireworks.

- **ARTICLE 15: END TIME OF OUTDOOR ACTIVITIES**

At all times, the occupants of a tourist residence must cease all outdoor activities that may generate noise from 11:00 p.m. to 8:00 a.m. the next morning.

- **ARTICLE 16: CAMPING, TRAILERS, TENT-TRAILERS AND OTHER RECREATIONAL VEHICLES**

It is strictly prohibited, when renting a tourist residence on the territory of Saint-Côme, to install one or more tents, trailers, tent-trailers and other recreational vehicles on the rental land, or any other land nearby.

It is also prohibited to use accessory buildings for accommodation purposes.



- **ARTICLE 17: NAUTICAL ACTIVITIES AND BOATS**

It is forbidden for any rental occupant or guarantor to launch, on all bodies of water of the Municipality of Saint-Côme, their boat, rowboat, canoe, kayak, pontoon, or any other personal boat, rented, or borrowed, with the exception of boats provided by the Homeowner.