

***Rental Rules Agreement/ Contract (Fable Cottage):***

## Fable Cottage

1. CHECK-IN TIME IS AFTER 3 P.M. PST AND CHECK-OUT IS 11 A.M. PST.  
NO Early Check-in or late check-out.
2. This is a NON SMOKING/ZERO NOISE Tolerance cottage.
3. Pets are not permitted in rental units under any conditions unless approved by owner in writing/  
fees may apply.
4. We will not rent to anyone under 25 years of age unless accompanied by an adult guardian or  
parent.
5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of 50% is required. This must  
be received within sixty (60) days of booking the reservation. The deposit automatically converts to  
a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully  
refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during  
the stay.
  - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the  
dishwasher and cleaned. One load of laundry is started.
  - d. All keys are left on the kitchen table and unit is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. NO Early check-in or late check-out.
  - h. All doors and windows are kept closed. (You are in the wilderness and have climate control)
  - i. The renter is not evicted by the owner (or representative of the owner), the local law  
enforcement, the security company employed by the property.
6. PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before  
arrival. The advance payment will be applied toward the cottage rent. Please make payments in the  
form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Cooper  
Shantz. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14)  
days before your arrival date.
7. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are  
made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or  
changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the  
full advance payment and damage/reservation deposit. Cancellation or early departure does not  
warrant any refund of rent or deposit.
8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty  
(120) days prior to check-in. Monthly renters who make a change that results in a shortened stay  
must be made at least ninety (90) days prior to check-in.

9. **MAXIMUM OCCUPANCY-** The maximum number of guests per condominium is limited to eight (8) persons. An additional charge of \$30.00 per person per night for guests in addition to eight (8) will be assessed. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**

10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. **INCLUSIVE FEES –** Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. **NO DAILY MAID SERVICE –** While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

13. **RATE CHANGES –** Rates subject to change without notice.

14. **FALSIFIED RESERVATIONS –** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

15. **WRITTEN EXCEPTIONS –** Any exceptions to the above mentioned policies must be approved in writing in advance.

16. **PARKING PASSES –** Parking passes are located inside the unit. Renters must display parking pass on the rear view mirror at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure.

17. **WEATHER POLICY –** No refunds will be given.

18. **RATES**

### **Fable Cottage**

---

<b>Bedrooms: 4</b>	▪ BBQ	<b>5 MINUTE DRIVE TO:</b>
<b>Sleeps: 8</b>	▪ Washer/Dryer	▪ Convenience Store
<b>Bathrooms: 3</b>	▪ Patio/Deck	<b>45 MINUTES TO</b>
	▪ Pets allowed with approval	▪ Victoria
Master - King	▪ Dock	▪ Local Wineries
Bedroom 2 - Queen	▪ Full Kitchen	▪ Nanaimo
Bedroom 3 – 3 Twin	▪ TV +	
Bedroom 4 -single	▪ Lakefront	

Season		Min. Nights	Additional Info
<b>Peak Summer</b> July 1st to August 29th	\$500per night \$3500 per week	3	Rates based on minimum occupancy, an extra person charge may apply. Some properties may require a 7 night minimum and/or be subject to a cleaning fee.
<b>Fall</b> August 30th-October 6th	\$415 per night \$2500 per week	3	Rates based on minimum occupancy, an extra person charge may apply. May require a 7 night minimum and/or be subject to a cleaning fee.
<b>Winter</b> October 7th-December 19th	\$2000 per week	3	May require a longer minimum night stay and/or be subject to a cleaning fee. Please contact reservation agent to confirm.
<b>Xmas/New Year's</b> December 20th-January 2nd	\$414 per night \$2200 per week	5	Please contact reservation agent to confirm.
<b>Winter</b> January 3rd-April 30th	\$2000 per week	3	
<b>Spring</b> May 1st-June 26th	\$2200 per week	3	

I agree that all rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this agreement.

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

Name : \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Drivers License: \_\_\_\_\_

Email: \_\_\_\_\_