

Marco Polo Land Inc. Deluxe Cabin Rental Agreement

Arrival Date: _____ **no earlier than 3:00pm**

Departure Date: _____ **by 11 am**

INITIAL HERE: _____ This agreement constitutes a contract between the cabin guest(s) and Marco Polo Land inc Guest acknowledges and understands that by signing this agreement, he/she states that he/she has read and understands the written policies provided within and agrees with all statements included herein.

1) **Cabin guest** confirms that at least one guest, who will be at the cabin throughout the rental period, is at least 25 years of age, or older.

2) **PROPERTY DAMAGE:** Cabin guest acknowledges and understands that he/she is financially responsible for any and all property damage that may occur during the stated rental period which can reasonably be attributed to the rental party's negligence or abuse. please let Marco polo land staff now immediately if any of the **list** is missing or broken .

3) **SECURITY/DAMAGE DEPOSIT:** A \$250.00 security deposit is required at time reservation is made for the dates requested. This deposit will be refunded within 7 days of your departure provided no damages occurred during your visit and no violations of policies were made.

4) **LOSS OF SECURITY DEPOSIT:** Cabin guest agrees to leave the property in the same general clean and undamaged condition it was when you arrived. Cabin guests are responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of the cabin guest(s) party to the property or its contents during cabin guest(s) occupancy. Any damages or violations may result in the loss of all, or part, of the \$250.00 security deposit and that we reserve the right to further bill him/her for additional cleaning or repairs

5) **GUEST COUNT:** Guest agrees that the premises shall be occupied by no more than the number of people paid for and stated herein. Maximum number of guests: 8 (eight). one family 2 adult and there kids execution is grandparents Occupancy is limited to registered guests only. Absolutely no overnight guests are allowed. Occupancy by more than the stated number of guests will result in the termination of the rental and the forfeiture of all rental fees, and deposits. Please notify us at least 24 hours prior to arrival if your cabin guest count changes. **CABINS ARE NOT CHILDPROOF!** Children and teenagers cannot stay in a cabin alone and must be supervised at all times. Occupancy and use of the premises and common areas in such a fashion that disturbs or offends other guests or residents shall be deemed grounds for removal.

6) **Deposit** can be made with an email transfer password *marcopololand* and credit card if is done with CHECKS: Payment must be received no later than 30 days prior to the stated arrival date. A \$35.00 service charge will be incurred for all returned checks.2. **BALANCE DUE**, including taxes, security deposit and any and all fees for goods or services **ALL RESERVATIONS MUST BE PAID IN FULL AT CHECK IN**

7) **CHECK-IN/CHECK-OUT TIME:** Guest acknowledges and understands that check in time is no earlier than 3:00 PM. can use the facility like pool prior to check in. You are welcome to check with us the night before to see if arriving any earlier on the arrival date is possible. Check-out time is no later than 11am on the date stated in the rental period above. Housekeeping needs adequate time to prepare the property for the next guest. Guests not leaving by stated check-out time, without permission, will be assessed a rate of \$50.00 per hour.

8) **EARLY DEPARTURE/LATE ARRIVAL POLICY:** No refunds will be made for early departures or delayed arrivals. No refunds or schedule changes will be made due to inclement weather.

9) **PET POLICY.** We are pet friendly cabin: Pets must be approved prior to check-in. Inside the cabin, your pet **MUST** be in a crate if left alone and can **NEVER** roam the property unattended. Marco Polo Land Inc does not assume any responsibility for injuries to guest's pets received from any other animal or guest while staying at Marco Polo Land Inc Cabins. Pets should not be on the furniture at any time. Refusal to adhere to this policy will result in immediate removal from Marco Polo Land Inc property and forfeiture of all monies received. Upon approval to bring a pet, a **\$50 pet fee plus tax**, will be collected and absolutely **ANY** damages caused by the animal will result in charges made to tenant's credit card for their repair.

10) **NO SMOKING:** This is a non-smoking in cabin. If it is found that any member of the rental party, or guest of the rental party, has smoked inside the cabin, your \$250.00 security will be forfeited.

11) **HOLD HARMLESS:** Cabin guest acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in-residence, and that the Owner accepts NO legal or financial responsibility. Cabin guests, and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold the Owner harmless with respect thereto. Cabin guest(s) hereby agrees to indemnify and hold cabin referred to as Marco Polo Land Cabin and/or the property owners (Jan harmen & hennie hoekstra)or its property management harmless from any and all claims, including those of third parties, arising out of or in any way a result of the cabin guests use of the premises or items therein.

12) **LOSS OF PERSONAL ITEMS:** Cabin guest acknowledges and understands that each guest, or guardian, is solely responsible for any loss by any person while in residence including the loss of money, jewelry or any other personal item. We will do our very best to return any lost or forgotten items, at guest(s) expense.

13) **APPLIANCE MALFUNCTIONS** or service requests for air conditioning, televisions, appliances etc., will be responded to as quickly as possible. There are no rebates or refunds issued to Tenants for any reason as every good faith effort is made to insure the property is maintained to highest standards.

14) **The Barbeque** uses propane gas for cooking. **DO NOT PUT CHARCOAL IN THE GAS GRILL!** And please remember to turn it off when finished grilling! Thanks!

15) **HOME FURNISHINGS, EQUIPMENT, ETC.** – Moving of any furniture or décor is not allowed. Furniture, bedding, linens, towels, utensils, or any other property belonging to the owner will not be removed from the premises for ANY reason. Please do not bring any inside furniture or chairs outside or on the porches. Loss of these items, as well as damage to any property or furnishings in excess of normal wear and tear will be charged to you, the guest(s)

16) **KEYS:** All keys must be returned to the Office your final departure. Please be sure that all doors (including deadbolts) are locked. Cabin guest(s) are responsible for cost of rekeying if locksmith is required to come out due to lost or unreturned keys.

17) **CANCELLATION POLICY:** Cancellations made 30 or more days prior to arrival will result in a full refund of the rental deposit. Cancellations made less than 30 days notice, but at least 14 days prior to arrival date will result in the forfeiture of one-half of the rental deposit (\$200,-) Cancellations made less than 14 days notice, but at least 7 days prior to arrival date will result in the full forfeiture of the rental deposit (\$400,-). Cancellations made less than 7 days prior to the planned arrival date will result in a charge of the FULL rental charge. **ALL CANCELLATIONS MUST BE MADE IN WRITING - E-MAIL** (dianne@marcopololand.com), or **CERTIFIED MAIL** to: Marco Polo Land Inc rr#1 hunter river coa1n0 P.E.I Canada. Make sure that you get a response from us if not the reservation is not cancelled.

18) **USE OF ALCOHOLIC BEVERAGES.** Consumption of alcoholic beverages by adults of proper drinking age is permitted, as long as Tenants behave in a responsible manner as not to annoy Owner, neighbors, or other tenants of Marco Polo Land Inc put them in harms way. If underage drinking is discovered, Tenant will be removed from property and forfeit any monies paid for remainder of stay.

19) **INSPECTION OF PROPERTY.** Marco Polo Land inc and staff have the right to inspect the property during your stay. Further, you agree to abide by the rules and regulations of the community and refrain from any activity which interferes with the quiet enjoyment of its residents.

**** PLEASE PRINT, SIGN AND MAIL ENTIRE AGREEMENT WITHIN 7 DAYS**

MAIL TO: Marco Polo Land Inc. RR#1 Hunter River CoA 1No P.E.I Canada

or fax: [902-963-2384](tel:902-963-2384) or email dianne@marcopololand.com

email _____

Phone #: (home) _____ (cell) _____

Print Name _____

Signature _____ date _____

Address: _____

Number of Person Occupying Unit: Adults _____

 Children: _____ Pets _____

Rental rate _____

Pets _____

Packets _____

Tax _____

-Deposit _____

Amount due on check in _____ + security deposit

Marco Polo Land Inc Cabins Representative

_____ date _____