

Prior To / On Arrival

- The resort is located at 184 Chapman Drive, Burk's Falls. It is located just 15 minutes from Highway 11, exit 261, via 520 W./Ontario St.
- The **check-in time is 3 pm**. During the off season and long weekends (other than summer) check in times may be more flexible.
- The cottage includes bed linens, t-towels, toilet paper, dish detergent, dishes, pots, pans, utensils, cups, coffee maker, microwave, full kitchen, gas BBQ including propane, TV, and DVD player. There is no telephone or internet at the cottages.
- Unless otherwise arranged, please bring your own towels, and toiletries.

During Your Stay

- Renters acknowledge and agree to abide by all rules and regulations governing the resort premises, found either in this document, the rental agreement, in the cottage, or posted in various signs throughout the resort. The company assumes no liability for any loss or injury suffered by renters while in the cottage or on the premises.
- If you have any problems during your stay, you may contact us directly at **416-451-1312** or **info@maijaccottage.com**.
- **Wi-Fi Internet:** Due to our remote location, Internet is not available. Phone data signal is good on the resort.
- **Glass:** No glass allowed anywhere near or on the beach. Absolutely no glass is allowed off of the deck area of any cottage to keep the grounds safe for children at all times. Washable plastic cups can be found in the kitchen.
- **Beach:** NO LIFEGUARD ON DUTY AT ANY TIME.
- **Boats:** Non-motorized watercraft is available during warm months on a first come, first served basis. Life jackets must be worn at all times on any watercraft, and are available in the boathouse.
- **Boat Launching:** If you bring your own boat and require assistance to launch it, please let us know before you arrive so that help can be arranged.
- **Smoking:** Smoking is NOT PERMITTED inside the cottage or outside within 10 feet of any cottage. Cannabis is NOT PERMITTED anywhere on the resort.
- **Parking:** Parking is available just across the road from the resort.
- **Visitors:** No overnight visitors are permitted, and you must notify us of all anticipated day visitors ahead of time. The Cottage renters and visitors must not exceed the total cottage and resort capacity, which is set out in each cottage agreement.
- **Camping:** Tents for camping are not permitted on any of the resort premises.
- **Excessive Noise or Unruly Behaviour** is not permitted at any time and will not be tolerated.
- **Quiet Time:** Please respect the resort's quiet time between **11pm and 6am**.
- **Household Garbage:** All garbage must be placed in clear garbage bags provided. Garbage is to be deposited in the large garbage shed on top of the hill beside the main cottage. Recyclable materials can be placed in the blue bin provided beside the cottage.
- **Inventory:** An inventory of all items in the cottage has been taken, and the replacement cost of any damaged or missing items will be charged to the renter as agreed to in the rental agreement. Please ensure that everything found in the upon arrival remains in the cottage upon departure.
- **BBQ:** The BBQ can be found beside the cottage and with a propane tank attached. If you run out of propane, you will find spare tanks in the shed in front of the recreation room.

At Departure Time

- The **check-out time is 11:00 AM**. Any check outs after that time will require full payment for an additional day, if available.
- **Housekeeping:** Please ensure you leave the cottage as clean as you had found it when you arrived.
- **Household Garbage:** All garbage must be placed in clear garbage bags provided. Garbage is to be deposited in the large garbage shed on top of the hill beside the main cottage. Recyclable materials can be placed in the blue bin provided beside the cottage.
- **Dishes:** Please wash and put away all dishes. Hand wash all plastic items; do not put plastic items in the dishwasher.
- Ensure all windows and doors are closed / locked.
- Report any deficiencies or items in need of replacement/repair during your stay and upon your departure to ensure we can fix it prior to the next guest's arrival.

Damage

- The cost of any unreasonable damage caused by the renter will be deducted from the damage security deposit.
- The renter will be responsible for any damage caused in excess of the damage security deposit and will be invoiced separately.
- The damage security deposit will be voided and returned to the renter by the company after the cottage owner has inspected the cottage.

General Conditions

- The maximum number of guests using the rental premises shall not exceed the total number stated in the cottage rental agreement.
- The renter shall, at his/her expense, and throughout the period of the rental, keep the property in a state of cleanliness and in good condition and repair. The renter acknowledges that at commencement of the rental, the property is in good and substantial repair except for any defect. The renter may report any damages to the company during the first day of the rental. The renter shall leave the property in good repair, cleaned and vacuumed/swept, dishes washed, all garbage separated appropriately in sealed garbage bags and placed tidily in the garbage box at the end of the driveway by the road. The cleaning checklist shall be completed. Should you wish to have a housekeeper come in at the end of your stay, we could arrange this for you prior to your stay at a cost of \$60.00. Or should you decide later, please let us know.
- Any unsafe or dangerous condition must be reported to us immediately. The renter acknowledges that the use of the property is entirely at the renter's risk. The renter shall indemnify and save harmless the company against and from any and all expenses, costs, damages, suits, actions or liabilities arising from any and all loss of or damage to personal property, injury or death resulting from the use of the rental property, grounds, boats, and lake use.
- The renter assumes full responsibility for fulfilling the terms of the rental for the period stated.

Signature

Renter:

Date: