

Rental Rules/ Discovery Bay Resort

1088 Sunset Drive, Kelowna BC Units 339 and 341

1. CHECK-IN TIME IS AFTER 4 P.M. CST AND CHECKOUT IS 10:30 A.M. CST.

NO Early Check-in or late checkout without approval / Late fee may apply if request granted.

2. This is a NON SMOKING unit.

3. Pets are not permitted in rental units under any conditions, except guide dogs.

4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$300 is required. This must be received within seven (7) 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 guests, friends, pets or collection of rents or services rendered during the stay.

c. The unit is left reasonably tidy and all soiled dishes are placed in the dishwasher and the dishwasher is turned on. Bathroom towels are to be gathered and put into the washing machine and turned on, please dry them if time permits.

d. All keys, fobs, and remotes 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. (possible on request- if scheduling allows) *small fee may apply

h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by this Complex.

5. PAYMENTS – **A booking deposit of \$300. is required to be received by us within 7 days of verbally confirming your reservation dates.** Your dates will be held and guaranteed until for 7 days. The advance payment is considered a booking fee, and will be applied toward the room security deposit upon arrival. It will then be returned to you within 14 days of check out. The booking fee is non-refundable in the event you cancel your reservation with less than 120 days notice.

Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Stephanie Kabatoff. Online self-processing payments can be made by visa/cc or paypal, but will be subject to a 3% processing fee. Contact us specifically for this information.

The balance of your rental fees will be due as follows:

a) **100%** of the total rental fees are due twenty one **(21) days** prior to your arrival date.

b) **A late fee of \$50** will be applied to all late payments. **Late Payments not received within 14 days of arrival, will have their reservations cancelled with 24 hour notice via email, and the booking deposit and any monies paid will be forfeited.**

6. CANCELLATIONS or early departure does not warrant any refund of rent or deposit.

A) Cancellations must be made at least (120) days prior to your arrival.

If you cancel *at least 120 days before your arrival*, you will be refunded any monies paid, less *an administrative fee of \$150.*

If you cancel less than 120 days prior to your arrival, you will forfeit your booking fee.

If you cancel **less than 21 days, but more than 10 days**, before your arrival, you will forfeit 25% of your total rental fees plus your booking fee.

C. Cancellations made less than 10 days prior to your arrival.

If you cancel less than 10 days before your arrival date, you will forfeit all rent paid plus your booking fee.

D. Altering your booking dates.

If your arrival date is **more than 60 days away**, you may change your dates to equal nights (if available) with no penalty.

If your arrival date is less than **than 60 days away, but more than 30**, you may shorten your stay, however, if the new reservation fees are less, you will be subject to a penalty of \$150 administrative fee.

If your arrival is **less than 30 days** away, you may change your dates (if available) however, the original booking fees will apply, even if your stay results in fewer nights or we are unable to offer you alternative dates. A processing fee of \$150 will be charged for changes less than 60 days away.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to **six (6) persons. (A fee of \$300 will be applied to any guest exceeding this amount of persons without permission)**

THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

9. Longer minimum stays may be required during holiday periods/Long Weekends. If a rental is taken for less than three days, the guest will be charged the three-night rate. (Unless otherwise specified)

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Cleaning Fees are charged.

11. 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 of \$150 per cleaning. (Must be requested in advance). We will supply 2 pool/beach towels per unit, we suggest you bring extra beach towels.

12. RATE CHANGES – Rates are guaranteed at time of booking. **Late payments** are not guaranteed to be void of rate increases and are subject to a \$50 administrative fee.

13. 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.

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

15. PARKING STALLS – Units include one u/g parking stall. Second parking spot may be available for a fee of \$75.00 per stay or \$15 per night (whichever is less). **PARKING STALLS ARE PART OF THE UNIT**, and must also be cared for. If you have a vehicle that drips oil and stains our stall, or you spill food or liquids and leave it, you will be charged for clean up.

16. FIRE, FLOOD, STORM OR DISASTER POLICY – No refunds will be given unless:

a. A "mandatory evacuation order has been given for this building while the guests are occupying the unit, we will refund as follows, within 14 days of departure;

1. Any unused portion of rent from a guest currently registered, less the booking fee and cleaning fees.
2. Any unused portion of rent from a guest that is scheduled to arrive the day the order was given less the booking fee.

3. Any unused portion of rent from a guest, (less the booking fee \$300) for any guest who wishes to cancel in the prediction of a disaster, within 7 nights of date of arrival. *(This will be at our sole discretion, as per the seriousness of the disaster and the building **must be under official alert/ prepared to evacuate**)*

4. We will not be held responsible for additional expenses occurred as a result of a disaster, or in the the event of theft in your unit. Check with your homeowners or travel insurance agency. Please lock all doors when you leave the unit.

5. By Signing Below, I agree to all terms and conditions of this agreement. This form must be returned with payment within 21 days upon arrival date.

17. Circumstances beyond our control – Should problems arise such as air condition failure, pool closure, parties in the building, etc. , we will do our best to remedy the problem, however, it will not warrant a refund or discount.

18. Strata Documents will also be required. Strata Rules and Regulations will be provided in the unit and must be obeyed.

Signature: _____ Date _____

Information Required:

Full Legal Name of Person booking Unit: _____

Home Address: _____

Vehicle Make/Model and License Plate _____

Emergency contact while staying in Kelowna _____

Names and ages of Persons staying in unit with you: _____

Discovery Bay Resort Vacations/ Units 339 and 341 1088 Sunset Drive Kelowna BC Canada V1Y 9Z1

Please send all payments to: Stephanie Kabatoff

3116 Shannon Court

Westbank BC V4T 1S8

Telephone: 250-452-6868