

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 11 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 permitted in rental units 339 with approval / Unit 341 allows no pets, under any conditions.
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 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. Parking passes are left inside the unit upon departure.
 - i. 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 – The advance payments will be applied toward the room rent. 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. The advance payment is not a damage deposit. A booking deposit is required within 7 days of making your reservation. Your dates will be held and guaranteed until then.
 - a) 50% of the total rental fees are due thirty (30) days prior to your arrival.
 - b) The Balance of the rental fees are due within fourteen (14) days of your arrival.
6. CANCELLATIONS or early departure does not warrant any refund of rent or deposit.

A) Cancellations must be made at least thirty (30) days prior to your arrival.

If you cancel *at least 30 days before your arrival*, you will be refunded any monies paid, *less* your deposit of one nights rent \$300

Cancellations made less than thirty (30) days prior to your arrival.

If you cancel *less than 30 days*, but more than 14 days, before your arrival, you will forfeit 50% of your total rental fees plus your one night deposit fee of \$300.

C. Cancellations made less than 14 days prior to your arrival.

If you cancel less than 14 days before your arrival date, you will forfeit all rent paid plus your deposit.

D. Altering your booking dates.

If your arrival date is **more than 30 days away**, you may change your dates to equal nights (if available) with no penalty.

If your arrival date is **more than 30 days away**, you may shorten your stay, however, if the new reservation fees are less, you will be subject to a penalty of 50% of the difference of the original booking and the new booking.

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 \$50 will be charged for changes less than 29 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. 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.

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 \$100 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.

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 PASSES – A Parking pass will be located inside the unit. Renters must display parking pass 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. Units include one u/g parking stall. Second parking spot may be available for a fee \$.

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 one nights rental and cleaning fees

2. Any unused portion of rent from a guest that is scheduled to arrive the day the order was given

3. Any unused portion of rent from a guest, (less one nights rent \$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. Check with your homeowners or travel insurance agency.

5. By Signing Below, I agree to all terms and conditions of this agreement. I may return this email as an attachment, and a subject line reading "Agreement of terms accepted", in lieu of signature, when paying for my reservations online. The email attachment will represent an agreement to these terms. This form must be returned with payment within 30 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

250-452-6869