



## RV SITE/CONDO VACATION RENTAL CONTRACT

1. The purpose of this contract is to register a leaseholder's site or condo as a vacation rental. A vacation rental site/condo is any site/condo rented for multiple rentals of less than one month per year.
2. Vacation rental fees are charged to cover the cost of administration and additional usage of facilities by short-term guests.

**Fees:**

3. It is the leaseholder's responsibility to pay fees. Fees are billed to the leaseholder's account. Holiday Park Resort will not accept payment from a guest. Leaseholders may seek reimbursement from their guest(s).
4. Vacation rental fees are as follows (plus applicable taxes):

Rate Type	Fee	Charged
Vacation Rental Designation Fee	\$200/year	For one calendar year. No pro-rating. Non-refundable. Contract renewal required for operation in subsequent years.
Per Rental Fee	\$50/rental	For each notification/registration of a guest or group's stay
Short Notice Fee	\$25/short-notice rental	Additionally for each rental when given less than 2 business days of notice
Cancellation Fee	\$20/cancelation	In place of the Per Rental Fee when a rental cancels after notification

5. Fees include the use of Holiday Park facilities, a parking pass, and a gate card that must be returned to the front office at the end of the occupancy.
6. A second gate card may be available upon request (dependant on availability). This card must be returned at the end of the guest's stay.
7. For each gate card not returned or returned damaged, a fee of \$25.00+tax may be applied to the leaseholder's account.

**Requirements:**

8. **Check-in time is from 8:30 am - 7:00 pm only.**
9. All necessary information and contracts must be completed and given to Holiday Park during office hours and prior to guest check in.
10. Notification of and the following information on each guest must be given to Holiday Park: occupancy dates, names, phone number, number of guests, vehicle information (including make/model/license plate), and type and number of pets.
11. All notification information must be supplied during office hours prior to guest(s) arrival. A notification is not considered complete until all information is supplied.
12. Maximum occupancy is as follows: six on a site, four in a condo studio, six in a one bedroom condo, and eight in a two bedroom condo. Any exceptions must be pre-approved by Holiday Park Resort management.

**Contracts & Fines:**

- 13. If a leaseholder fails to register site/condo as a vacation rental and/or fails to register a guest(s), or the proper and complete notification is not in place with Holiday Park Resort, finer of up to \$200 may be applied to the leaseholder's account. Any person found on a site or in a condo without the appropriate contract/notification in place may be asked to leave the property immediately.
- 14. It is the leaseholder's responsibility to advise Holiday Park Resort if their guest(s) depart prior to the departure date listed on the contract. This is a security and safety issue for the resort. Failure to notify the office may result in finer of up to \$200 applied to the leaseholder's account.
- 15. Upon the sale or transfer of the RV site/condo, this contract becomes null and void. A new contract will need to be issued and approved prior to the sale/transfer for the RV site/condo to regain its status as a vacation rental.

**Rules & Responsibilities:**

- 16. The leaseholder is responsible for the actions of their guests. If security and/or management are forced to deal with guests due to violation of the rules and regulations or disruptive behavior of any type, charges or fines may be applied to the leaseholder's account.
- 17. The leaseholder is responsible for ensuring that their guests are aware of and will abide by the Rules and Regulations of Holiday Park. The leaseholder assumes responsibility for and is liable to Holiday Park Resort for all damages to the RV site/condo or Holiday Park facilities by the guest(s).
- 18. Holiday Park Resort reserves the right to withdraw consent and ask a guest to vacate the resort immediately upon breach of any rule or regulation by the guest(s).
- 19. Holiday Park Resort is not liable or responsible for any personal injury or damage of personal property of the guest(s) occurring on Holiday Park Resort premises. The leaseholder(s) and guest(s) agree to indemnify Holiday Park Resort and its personnel from all claims advanced against them in respect to personal injury, theft, or damage.
- 20. The leaseholder is responsible for having the appropriate and valid insurance for the duration of the vacation rental's operation.
- 21. The leaseholder must comply with all municipal, provincial, and federal regulations regarding short term rentals.

Site/condo #: \_\_\_\_\_ For the calendar year of: \_\_\_\_\_

Leaseholder name(s): \_\_\_\_\_

I have read, understood and agree to the terms of this contract:

Leaseholder Signature: \_\_\_\_\_

Holiday Park Resort Authorization: \_\_\_\_\_