All West Resort Properties

 2727 – 48th Street N.E., Calgary, Ab. T1Y 1H1
 Office (403) 293-5659 \* Fax (403) 451-7138 \* R110565793

 Date:

Property Location:

Type of Property:

Owner’s Name:

Renter –Name:
 -Address:
 -Telephone:
 -Email:

Maximum Occupancy-Number of Adults:
 -Number of Children:
Pet(s): 0

Check in date/times: (4:00pm):
Check out date/times: (11:00am):

Security Deposit: $500.00 This deposit is held as your damage/cleaning/key deposit.

Full Rental Payment: Payment in full is due at time of booking reservation.

Cancellation Policy: If you cancel, payments (less 15%) are refunded if the property is re rented.

Booking Deposit: The booking is confirmed with a deposit of 100 percent of the rent.

Rentals Rate: (GST 5%) Total Amount:

Disclosure : I have read and understood completely the Booking Policy of, All West Resort Properties.

Signed and Dated at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_this\_\_\_\_\_\_\_\_\_\_\_\_day of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2013

Signature (Renter): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name(Print):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Thank you for choosing our home for your vacation. We hope that you have a wonderful stay.


Don Gillies - All West Resort Properties

**Credit Card Authorization Form**
Please Complete the following;
(Please Print)

Cardholders Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Billing Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Postal Code:\_\_\_\_\_\_\_\_\_\_\_

Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Fax:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Type of Card: MasterCard Visa ( Please Circle One)

CVV #(Last 3 numbers on the back of the card):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Credit Card #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Expiration Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Authorized Amount to charge : $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cardholder hereby acknowledges and authorizes All West Resort Properties to charge the above credit card in regards to the rental property listed above and for any damages, missing items or excessive cleaning to the property. Full payment of rental property is required at time of booking. All West Resort Properties name will appear on your Credit Card Statement.

Credit Card Authorization amount for total rental portion of property including tax: $
Credit Card Authorization amount for security deposit portion: $500.00

Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

All West Resort Properties \* 2727 48 Street NE\* Calgary, Alberta, Canada\* T1Y-1H1\*allwest@shaw.ca\*
Office (403) 293-5659 \* Fax (403) 451-7138

**ALL-WEST RESORT PROPERTIES
2727-48th St. N.E., Calgary, Alberta T1Y 1H1
Tel: 403-293-5659 Email:** **allwest@shaw.ca** **Fax: 403-451-7138 R110565793**

**Booking Policy:
ALL-WEST is the Agent of the Owner of the PROPERTY who has agreed to rent the PROPERTY, on the terms and conditions outlined hereinafter to the RENTER who wishes to rent the PROPERTY from the OWNER on the terms and conditions outlined hereinafter.**

**The SECURITY DEPOSIT:
All security deposits will be cashed and returned with-in 30 days provided there are no damages to the unit. If there is a telephone in the unit, the deposit will be returned after 30 days or once instructed from the owner as to telephone charges.**

**The Rent is payable to All-West Resort Properties as follows:**

**The full rental payment is required at time of booking by credit card, direct bank deposit or by email money transfer.**

 **BOOKING CONFIRMATION: Once you have signed the rental agreement and returned all documents with the appropriate payment outlined above, your vacation is confirmed by All-WEST and a binding agreement between all parties shall be in effect.**

 **BOOKING CANCELLATIONS:
Sixty days notice prior to arrival date, must be given for cancellation of property rental by telephone. If you cancel anytime, payments less 15% are refunded if the property can be re-rented. Should ALL-WEST be unable to confirm or have to cancel a confirmed booking prior to the commencement of the Rental Period, all amounts paid by the RENTER, shall be refunded in full to the RENTER by ALL-WEST and this agreement shall be deemed to be null and void. Should the owner cancel a confirmed booking prior to the commencement of the Rental Period, or should the property rendered uninhabitable other than as a result of a default by the RENTER or member of the Renter’s party the OWNER will be obligated to refund the rent in full, and ALL-WEST will refund the security deposit. ALL-WEST will endeavor to find alternative accommodation, but neither the OWNER Nor ALL-WEST will be liable to the renter in any way, other than as outlined in this paragraph.**

**RENTERS OBLIGATIONS:**

**The RENTER shall not sub-let or assign this lease, and agrees to vacate the PROPERTY on the date and time set forth in this agreement and to leave the property in the same condition that it was found at the beginning of the rental period. Although the house-keeper will clean the unit, wash all bedding, linen & towels, and vacuum; excessive cleaning will be charged out at $50.00 per hour. The RENTER is responsible for any damages, breakage, missing items, loss or injury to the property by the RENTER or any of the renter’s party, guests, or invitees.**

**The RENTER and members of the Renter’s Party agree to behave in a proper and responsible manner and will not create a nuisance to occupants of neighboring properties while renting the PROPERTY.**

**The RENTER assumes responsibility for the behavior and conduct of the Renter’s Party pursuant to the terms and conditions of this Agreement, as if such persons named as the RENTERS herein.**

**The RENTER agrees to indemnify and save harmless ALL-WEST and the OWNER from all expenses, claims, losses, actions, damages or liabilities of any description which in any way relate to or arise from the use of the PROPERTY by the RENTER or the Renter’s Party.**

**The RENTER shall not, without the written permission of ALL-WEST, permit or allow any persons other than those specified below as members of the Renter’s party, to stay overnight at the Property. Should the number of persons in the Renter’s party exceed the number specified, the OWNER at his sole discretion may charge an additional $50.00 per person, per night, which charge shall be deducted from the Security Deposit.**

**OWNER’S OBLIGATIONS AND RIGHTS**

**If in the opinion of the OWNER, the conduct or behavior of the RENTER or a member of the Renter’s Party is unacceptable, or if the RENTER is in breach of the terms of this Agreement, the OWNER may without notice, evict the RENTER, and in the event that the RENTER is evicted pursuant to the terms of this Agreement, all rental monies shall be forfeited. The OWNER’S rights pursuant to this agreement may be carried out and enforced by All-West as Agent of the Owner.**

**GENERAL:**

**ALL-WEST acts only as an agent for the OWNER and is not responsible or liable for any loss, claim, damage, cost or expense of the Renter, or a member of the Renter’s Party, or any other person, his representative, executors, administrators, successors or assigns, arising out of death, accident, injury, property loss or damage, inconvenience, or loss of physical enjoyment resulting from any act or omission of the OWNER, or his agents or any other party not employed by ALL-WEST, while occupying or visiting the PROPERTY.**

**No responsibility is assumed by the OWNER or ALL-WEST for any death, accident, injury, property loss or damage, inconvenience or physical enjoyment caused directly or indirectly by or arising out of the use of or condition of the PROPERTY resulting from negligence, breach of contract, misrepresentation or any other cause. The PROPERTY and its amenities are used at the risk of the RENTER and members of the Renter’s Party, and neither the OWNER nor ALL-WEST will be liable nor accept responsibility therefor.**

**If the RENTER or any member of the Renters party has a claim of any kind against ALL-WEST with respect to this rental agreement or the PROPERTY the maximum liability in all circumstances of ALL-WEST pursuant thereto will be the amount of money the RENTER has paid to ALL-WEST under this agreement.**

**This Agreement shall be construed and governed by the laws of Alberta. If any one or more of the provisions contained in this agreement, should be invalid, illegal or unenforceable in any respect in any jurisdiction, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be effected or impaired thereby, unless in either case as a result of such determination this Agreement would fail in its essential purpose.**

**INCLUSIONS – All bedding, linen, towels, and pillows are provided. Our kitchens come fully equipped with kitchenware such as dishes, cutlery, glasses, coffee maker, pots, and pans are all provided in the unit.**

**\*\*\*Our units are all non-smoking and no pets are permitted.**