



Welcome to the Apéro du Bois Rond,

We are very happy to welcome you to our warm log cabin on the banks of the Batiscan River.

Our cottage is located at 510 route Rousseau, Notre-Dame-de-Montauban, Qc G0X 1W0

Google Maps link: [510 route Rousseau, Notre-Dame-de-Montauban](#)



Here is some important information to note during your stay with us:

Arrival/Departure

Check-in time: from 16:00

Departure time: maximum 11:00 am

WiFi

Network name: APEROBOISROND

Password: Apero123

Smokers

Smoking is strictly **FORBIDDEN** inside the establishment. A \$300 fee will be taken from your deposit. However, you can smoke outside within the 9-metre distance. For the sake of keeping the environment clean, please do not throw your cigarette butts on the ground. There is an outdoor ashtray for this purpose on the rear gallery.

Animals

- Dogs only are allowed under conditions (1 dog per stay), they must be clean, well behaved and crated during your absence. An additional \$75 per stay will be charged per dog for housekeeping fees and an additional \$200 deposit.
- Droppings and excess hair should be picked up before leaving.

SPA

- Respect the maximum number of bathers allowed of 6
- No ALCOHOL or FOOD is allowed in the spa
- If the hot tub has any suspicious odors or color, do not use it and notify us promptly.
- Swimming for a maximum of 25 minutes (adult) and 10 minutes (child) to avoid a drop in blood pressure.
- After the last swim of the day, please close the lid.
- Interviews are: Monday or Tuesday and Thursday or Friday (2

times/week)

- Mandatory supervision for a child under 14 years of age
- Close the lid and return the spa to 97°F after use.
- For stays of more than 5 nights, bromine tablets will be provided if needed.
- An anti-foam is also available if needed, added a cap.

Respect for the neighbourhood

Out of respect, we ask that you do not make noise outside before 7:00 am after 11:00 pm

Parking

Parking can accommodate up to 4 cars

BBQ

- The BBQ is NOT functional from November 1st to March 30th
- Close the propane tank AFTER use (directly with the valve on the tank)
- Clean the BBQ thoroughly before leaving the premises
- A spare cylinder is located at the entrance to the shed (north).

***Nautical embarkation**

- Kayaks and canoes available from May 15 to October 1 (dates subject to change)

Indoor fireplace

- Wood is supplied from September 15 to June 1 in limited quantities
- Do not put wood back in the fireplace before leaving
- Do not clean the fireplace with the sweeper.
- The maintenance team will take care of emptying the ashes when you leave.

* If you need to empty the ashes, dispose of them in the boiler available for this purpose. Place the boiler outside 1 metre from any building.

Outdoor fireplace

- Wood is provided in limited quantities per stay
- Never leave unattended
- Outdoor fire prohibition instructions may be issued depending on the time of year and SOPFEU's follow-ups, we will inform you if this is the case during your stay.

Other information

- Outdoor fireplace with 6 chairs and wood provided for the stay in limited quantities
- We have a Keurig coffee maker at the cottage. Coffee is not provided.
- A percolator coffee maker with filter is also available, bring your favorite coffee!
- An electric fondue and raclette pan is provided.

Security camera


Please note that for security reasons, surveillance cameras film the front doors and the parking lot.

Departure

- Departure time: maximum 11:00 am
(Late check-out possible on request with a small supplement if the rental schedule allows it)

Here's what you need to do **BEFORE YOU LEAVE** :

- Washing dishes

- Cauldrons, frying pans, etc. must be clean and tidy
- The kitchen should be left in a neat condition and you should clean up any traces of damage that may have occurred
- The premises, the accommodation, the land, the furniture and accessories must be in the same condition as when you arrived and in their original location.
- Do not collect ash from the fireplace with the sweeper
- Empty all garbage cans and recycling and put them in the respective bins outside
- Close all doors and windows.
- Reset thermostats to 17 degrees Celsius
- Put towels and sheets, rooms in bath or shower.
- Please lock the door by pressing only 

****Cancellation Policy****

50% of prepaid payments are refundable if cancelled 15 days before the stay, 0% if cancelled after

Rules and rental contract – APERO DU BOIS ROND

1. BOOKING TERMS

Remove, add, or customize items as applicable to the rented unit.

- 1.1 50% of the rental cost is required at the time of booking. The balance of the rental is payable 7 days before the start date of the stay.
- 1.2 When the reservation is made less than 10 days before the start date of the stay, full payment is required.
- 1.3 The Landlord will accept payments by Interac bank transfer:
aperochalets@gmail.com
 Question : location
 Answer: cottage

2. RENTAL CANCELLATION POLICY

Remove, add, or customize items as applicable to the rented unit.

- 2.1 Any cancellation must be made by written notice addressed to the Landlord at the following email address:
aperochalets@gmail.com .
- 2.2 If the cancellation notice is received more than 30 days before the start date of the stay, the deposit of 50% will be retained by the Lessor as damages.
- 2.3 If the cancellation is made less than 30 days prior to the start date of the stay, the Renter will be required to pay the full amount of the rental, except for the security deposit which will be returned.
- 2.4 If the cancellation is made after the start date of the stay, the Tenant will be required to pay the full amount of the rental, except for the security deposit for breakage and damage which will be returned.
- 2.5 In the event that the stay is cancelled or interrupted due to unforeseen problems in the building (water, electricity, etc.), the landlord's liability would be limited to the cost of the rental. The unused days would then be reimbursed, but no additional compensation would be granted.

3. SERVICES AND EQUIPMENT OFFERED IN THE UNIT (check)

Remove, add or customize and check the services and equipment as applicable to the rented unit.

<ul style="list-style-type: none"> X Bath and shower X Full kitchen X Keurig, filter coffee maker (coffee not included) X Microwave Oven X Air fryer – electric fondue pan X Indoor wood-burning fireplace, wood supplied in limited quantity 	<ul style="list-style-type: none"> X Private bathroom – bath and shower X TV – Smart TV only, no cable X Non-smoking unit X Indoor Game Table & Outdoor Games X Small trails on the ground
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4. SERVICES AND EQUIPMENT OFFERED ON SITE (see services and equipment checked)

Remove, add or customize and check the services and equipment as applicable to the rented unit.

<ul style="list-style-type: none"> X Free wireless Internet access. Password: <u>APER0123</u> X 4 Season Spa X BBQ X Belvedere (Parc des Chutes - hiking trails less than 5 to 10 minutes away (Mont-Otis)) X Washer and dryer X Bedding included 	<ul style="list-style-type: none"> X Quad (ATV) and snowmobile trails – less than 15 min X Hiking trails X Snowshoe trails X Outdoor fire pit with wood provided in limited quantity X Gazebo with mosquito net X Free outdoor parking. Number of places: <u>4</u>
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5. BUILDING RULES: USE OF LEASED PREMISES AND TENANT RESPONSIBILITIES

- 5.1 Smoking is not permitted in the unit under penalty of a \$300 fine
- 5.2 Dogs only are allowed under conditions:
 - 5.2.1 1 dog per stay;
 - 5.2.2 Never leave unattended. Must be in a cage if unattended;
 - 5.2.3 Pick up excrement left on the property and dispose of it in a bag for this purpose in the garbage bin
 - 5.2.4 Dog 60 lbs or less accepted;
- 5.3 The Tenant must notify the Landlord of any breakage or damage caused during his stay.
- 5.4 The Lessee is liable for property damage occurring in or on the leased building during the rental period, for any reason whatsoever, except for damage resulting from construction defects, lack of maintenance, natural and technological disasters, and any damage normally covered by the Lessor's home insurance policy. The Lessee undertakes to hold the Lessor harmless from any claim made by anyone resulting from the damages for which he is responsible.
- 5.5 The Lessee is responsible for the actions of any other person on the rented premises.
- 5.6 The Tenant undertakes to respect the rented premises and to restore them to the same condition as when they arrived. The furniture and objects at the disposal of the Tenant must be treated with care and used only for the purpose for which they are intended.
- 5.7 The Tenant undertakes to use only the rented premises and to respect the spaces of the neighbours and residents of the area.
- 5.8 The Lessee is responsible for any damaged furniture or object, any damage caused to the rented premises, including the land and outdoor equipment.
- 5.9 The Tenant agrees to respect reasonable rules of conduct and not to disturb neighbors and residents of the area. The Lessee must maintain a reasonable noise level both inside and outside the unit. After 11 a.m ., noise must be kept to a minimum.
- 5.10 Defects found by the Renter during the rental period must be reported immediately.
- 5.11 The number of people authorized per accommodation unit indicated in this contract may not be exceeded at any time.

6. IMPORTANT CONDITIONS

- 6.1 The Tenant undertakes to comply with the rules of the establishment at all times. This commitment also applies to the persons accompanying the Tenant and his guests.
- 6.2 The property can only be rented for holiday purposes.
- 6.3 The property can accommodate a maximum of **6** people.
- 6.4 The Lessee may not assign its rights under the rental agreement or sublet the building.
- 6.5 If the Lessee does not leave the premises on the day of departure at the time mentioned (stipulated in the contract), an additional fee of **\$50** may apply.

7. CHECKLIST BEFORE LEAVING THE PREMISES

8. GENERAL PROVISIONS

Remove, add, or customize items as applicable to the rented unit.

- 8.1 This short-term rental agreement may only be amended in writing.
- 8.2 If any term of this Agreement is held to be void and unenforceable, the validity of any remaining terms of this Agreement shall not be affected. In the event of a void and unenforceable provision, the parties must reach an agreement that is as close as possible to the economic objectives pursued by the parties in this contract.
- 8.3 This document shall be governed by and construed in accordance with the laws in force in the Province of Quebec and in Canada.

9. OTHER PROVISIONS

Remove, add, or customize items as applicable to the rented unit.

- 9.1 The Lessor ensures that the rented establishment holds a classification certificate issued by the Corporation de l'industrie touristique du Québec in accordance with the *Act respecting tourist accommodation establishments* and still in force.
- 9.2 The Lessor shall not be liable for any accident, injury or illness resulting from the fault of the Lessee, which may occur to the Renter or his/her guests during the stay. By accepting this reservation, the Tenant and his/her guests accept the risks associated with their stay at the property.
- 9.3 The Lessor shall not be liable for the theft or loss of the Lessee's or his/her guests' property during the stay.

SIGNATURES

By paying the first instalment of the stay, you declare that you are aware of the obligations of this contract, and you undertake to comply with them.

Name of owners and landlord: **GESTION LES APÉROS JPPM S.E.N.C**

Chalet Manager: **Hôtel à la Maison**

Convenience and Equipment:

Upstairs bedroom:

- 1 Queen bed (1 single bed - secret room for children)

Bathroom:

- Bath and shower on the ground floor
- Hair dryer
- Towel for 6 to 8 people

Basement Room:

- 2 Queen beds

Open Basement Area:

- Sofa bed (double) (bedding in the laundry room in the basement)
- Washer and dryer
- Smart TV
- PS3 console – games
- Board games and books

Full kitchen:

- Keurig coffee maker and filter coffee maker (coffee not included)
- Fridge-freezer
- Stove (oven, cooktop)
- Microwave
- Toaster
- Electric fondue pan
- Air Fryer
- Dishes and cutlery

Outdoor equipment:

- Napoleon BBQ, SPA, Outdoor fireplace, Hammock, large field, washer games, axe games, dart games etc.

Enjoy your stay 😊

Karyn, Gino, Mélissa and Sébastien

(Gestion les Apéro JPPM S.E.N.C)

aperochalets@gmail.com

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