

**Cancellation Policy**

Occupant may cancel the agreement before 60 days prior to the start of the rental period. 100% of paid prepayments are refundable when canceled 60 days before arrival or earlier. 0% refundable if cancelled after. The Owner, Muskoka Cottage Retreat Inc. is entitled to treat the Rental Agreement as canceled without any further notice in the event that: a) the Occupant gives written notification of cancellation or b) the Occupant fails to pay the balance of Rent due by 60 days prior to the commencement of the Rental Period. In the event that the Rental Agreement is so canceled, The Owner, Muskoka Cottage Retreat Inc. may re-book the Property for the Rental Period or any part thereof to any other party, without further notice to the Occupant.

**Cancellation Policy & Changing a Booking**

Once a reservation has been accepted and confirmed prior to start of rental to rebook another date the original reservation will be treated as a cancellation and all monies paid for that rental period will be forfeited.

Cancellation Policy. If the Property is for any reason not rentable prior to commencement of the Rental Period then the Rental Agreement will be null and void and all Advance Deposits will be refunded to the Occupant within 7 days of cancellation. No additional refund or damages will be paid to the Occupant or Guests.

**Deposit Policy**

Payment of E-interac transfer, Cash, or Credit Card for at least 50% is due if paying 60 days before arrival date or earlier. 100% payment is due 60 days of arrival. If the rental amounts and security deposit are not paid as requested, Owner may, at his option, void this Agreement. No refund or damages will be paid to the Occupant or Guests.

**Security Deposit**

A security deposit is required and the Occupant must pay 1 day before occupancy and agrees to pay the sum equal to \$2,000 as security for faithful performance by Occupant and Occupant obligations. In the event of any breach or failure of occupant, the Owner shall have the right to use and apply the said security deposit in the manner provided in the rental agreement. Within seventy-two (72) hours following termination of the tenancy, Owner shall make a final inspection of the premises. If Occupant has faithfully performed his/her obligations hereunder, paid all rent and other charges due Owner, returned all keys and left premises (including all fixtures, facilities and appliances) in the same condition as when premises were occupied, except for reasonable wear and tear and normal depreciation, the Owner shall immediately return the amount of the security deposit to Occupant after 7 days after departure.