

5775 HAMPTON PLACE – THE CHATHAM

Effective January 1, 2023

GUEST SUITE RENTAL RULES

1. The guest suite is available for booking by residents of The Chatham (i.e. resident owners and tenants only) at a rental charge of \$90.00 per night.
2. A refundable damage deposit of \$150.00 must be provided separately from the rental payment. If the guest suite is found to have been damaged, is left excessively dirty or has been smoked in, the deposit will be applied as set out below.
3. Cheques for the full amount of a rental and the damage deposit must be provided to the Resident Manager at the time of booking. All cheques are payable to “Strata Plan LMS 1791” in Canadian dollars. Payment must be received directly from the resident owner or tenant making the booking. Payments from guests or third parties will not be accepted.
4. All bookings must be made by the resident by providing a completed Guest Suite Rental Form to the Resident Manager during regular business hours of 8:30 am to 5:00 pm weekdays, except Holidays. Guest suite reservations require a minimum of 48 hours advance notice. Exceptions may be made under special circumstances at the discretion of Resident Manager.
5. Cancellations or changes to a booking must be requested at least 48 hours before the first day of the booking. A cancellation or change to a booking made less than 48 hours before the first day of the booking may result in a one-night rental charge.
6. If a rental starts on a Saturday, Sunday or Holiday, the resident must arrange with the Resident Manager to pick up the key and fob for the guest suite during working hours on the weekday prior to the start of the weekend or Holiday.
7. Check in time is 2:00 pm. The guest suite must be vacated no later than 10:30 am on the checkout date. The key and fob are to be returned to the Resident Manager on checkout or on the first weekday following checkout if the rental ends on a weekend or Holiday.
8. Professionally cleaned bed linens and towels will be supplied as part of the rental cost. A cleaning and room make up service will be provided between each stay.
9. Maximum occupancy in the guest suite is two adults and two children. The suite does not have any additional beds beyond one Queen size bed. No pets are allowed in the guest suite.
10. One Visitor Parking stall, if available, can be used by the guest during their stay. Recreational vehicles or trailers cannot be parked on the property and guests may not use the vehicle washing facility.
11. In accordance with the Bylaws, guests may not use the lounge or access the pool and fitness area unless accompanied by a resident.

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12. The Chatham is a non-smoking property. No smoking or vaping is allowed in the guest suite or anywhere on the property (inside or outside). Should a smoking or vaping smell be detected after a guest's stay the whole \$150.00 damage deposit will be forfeited.
13. Limitations on bookings are as follows:
 - Bookings cannot be made earlier than 180 days prior to occupancy.
 - Should two or more residents request the same dates simultaneously, the booking will be decided by draw conducted by the Resident Manager.
 - Maximum booking duration is seven (7) consecutive nights.
 - Separate non-consecutive bookings of seven (7) or less consecutive nights can be made for up to a total of twenty-one (21) nights; however, bookings must be separated by at least three nights and cannot be combined to exceed seven (7) consecutive nights.
 - Different residents cannot combine bookings with the intent of exceeding the above limitations and allow the same party to extend their stay.
 - Bookings are not transferable or assignable.
14. The resident is responsible for ensuring the guest suite is undamaged after their guest leaves. The \$150.00 damage deposit will be applied to the cost of excessive cleaning or to repairing any damage caused during the rental. The resident owner or tenant will also be responsible for paying for any damage or cleaning costs which exceeds the \$150.00 deposit.

Note: Additional limitations may be imposed by Council if guest suite usage exceeds current levels, particularly during the peak periods of July, August and Christmas.