

Codroy Valley Area Development Association (CVADA) Building Rental Agreement (Social Events)

Location: Wetlands Interpretation Centre, Doyles, Newfoundland, Canada.

This Rental Agreement ("Agreement") is made and entered into as of the

Date of Agreement: _____,

between the **Codroy Valley Area Development Association (CVADA)** and

Renter Name: _____,

herein referred to as the "Renter".

This Agreement is governed by the laws of Newfoundland and Labrador, Canada.

Rental Details:

Renter's Event Title: _____

Rental Date and Time: _____

Renter's Full Mailing Address: _____

Renter Signature: _____ Date: _____

Note: Do not forget to read and initialize each section below.

CVADA Representative Name: _____

CVADA Representative Contact Number: _____

CVADA Representative Signature: _____ Date: _____



1. Reservation, Payment & Duration:

- a. A reservation is only confirmed upon receipt of full payment and a completed Building Rental Agreement form received by the CVADA.
- b. The Renter must download, complete, and send a scanned copy/picture of this Agreement to cvadaboard@gmail.com.
- c. Payment can be made by cash or Interac eTransfer. No cheques, Credit Cards or other forms of payment are accepted
- d. Payment and deposit must be paid 48 hours before the event or the reservation will be cancelled.
- e. Cash payments are to be made at the Doyles Credit Union.
- f. Digital payments are to be sent by Interac eTransfer to: cvadaboard@gmail.com.
- g. Refunds or Deposits are available for pick up from the Doyles Credit Union.
- h. The CVADA representative will not handle cash transactions directly.
- i. The rental rate is \$20/hour with a minimum of 2 hours and a maximum of 12 hours.
- j. The cleaning deposit is \$50.
- k. The Renter will ensure they rent an appropriate amount of time for their event to include cleaning as they must complete all cleaning within the rental time of this agreement.
- l. Overstaying the rented time will incur an additional \$10 for every 15 minutes exceeded.

Initials (Renter): _____

2. Premises Usage & Restrictions:

- a. The rented premises include the main room, secondary room, kitchenette, bathroom, and the decking area at the back.
- b. The lobby is solely for thoroughfare and the Renter cannot access or use any items, equipment, materials, or furniture in that area.
- c. The rented premises are designated for social events exclusively, and no commercial or profit-driven transactions or activities are permitted under this rental agreement.
- d. All computers are strictly off-limits.
- e. Any materials, equipment, or furniture from the main rooms or kitchenette must not be removed from the building, even temporarily.
- f. No items are to be removed from the walls.
- g. The WiFi provided should be used responsibly and lawfully. Tampering with the WiFi setup or resetting the password is strictly prohibited.
- h. Nothing is to be left in the fridge or freezer by the Renter.
- i. Smoking and alcohol consumption in the building is prohibited.

Initials (Renter): _____

3. Cleaning, Maintenance, and Waste Management:

- a. The Renter is responsible for ensuring the premises are left in the exact condition as found. This includes, but is not limited to, cleaning floors (with cleaning supplies provided in the bathroom), washing and storing all used items from the kitchenette, and ensuring the bathroom, sink and toilet, is clean.
- b. All garbage, refuse, and waste generated during the rental must be collected and removed by the Renter. No trash or refuse is to be left behind.
- c. The Renter is prohibited from disposing of items down the drains or toilet that could potentially harm the septic system, including but not limited to: oils, grease, non-degradable items, chemicals, and large food particles.

Initials (Renter): _____

4. Liability, Damages & Safety:

- a. The Renter is responsible for the actions of their guests and is liable for any damages to the facilities, fixtures, furniture, or other contents within the premises.
- b. The Renter will cover the costs of replacement or repair of damages up to \$10,000. Invoices for damages will be sent to the Renter and must be paid by the Renter within 30 days or the payment will be sent to a payment collections agency and credit bureau (which may affect the Renter's credit rating).
- c. For any damages, the CVADA will source repair or secure replacement services from qualified professionals at its own discretion.
- d. The Renter will not be allowed to replace contents or repair damages.
- e. Safety equipment, including fire extinguishers and locking mechanisms, must not be tampered with. If the fire extinguisher is used or any locking mechanisms are altered, it must be reported immediately to the CVADA.
- f. The Renter agrees to indemnify and hold harmless the CVADA against any damages, liability, or unlawful activities by the Renter during the rental period.

Initials (Renter): _____

5. Cancellation, Refunds, and Final Inspection:

- a. Cancellations must be made 48 hours in advance for a full refund. Cancellations made less than 48 hours in advance are non-refundable.
- b. A thorough walkthrough with the CVADA representative is mandatory at the end of the rental period to assess cleanliness, potential damages, or any other issues.

Initials (Renter): _____

Walkthrough Inspection Notes:

Cleanliness:

Damages/Issues:

Other Notes:

Deposit Return Details

Deposit Return Permitted: _____ (CVADA Representative Signature)

Deposit Withheld: _____ (CVADA Representative Signature)

Reason (if deposit withheld):

The Renter acknowledges and understands the terms of this Agreement and has been provided with a copy for their records.