

Furnished City Rentals

Furnished City Rentals is a business name for Diligos Inc., a Canadian business corporation

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General Terms and Conditions

These Terms & Conditions are applicable to all Reservation Contracts between Toronto Furnished City Rentals (host) (or “Us”) and you our customers (Guest(s) or their”) for the rental of fully furnished long or short term accommodations (“Apartment”)

1. PAYMENT

All Prices are quoted in Canadian Dollars including prices shown in our brochures or on our website. Guest(s) agree to pay the rental of the Apartment/s for the duration of the Reservation Contract and any/all applicable fees for additional services requested by the Guest(s). Payment can be made by bank draft drawn on a Canadian Bank, wire transfer (+30 dollars) or by credit card (Master or Visa). Guest(s) are required to complete and return a Credit Card Authorization form before their reservation is confirmed.

For the duration of the reservation and any extension of it, the Guest(s) agrees to pay the fees for the rental apartment and any additional chargeable services utilized. Unless otherwise arranged or agreed, any balances owing will be charged to the credit card account on file without further notice. A security deposit will be held for the duration of the stay and returned to the Guest(s) not exceeding 15 days after departure.

2. Liability and Insurance

The Guest(s) agree to indemnify Toronto Furnished City Rentals against loss, injury, damage, cost, action or cause of action of any nature whatsoever caused by any of the Guest(s) permitted occupant(s) or any person they invite into the Apartment. Toronto Furnished City Rentals is not liable in any way for any lost, damaged or stolen items of the Guest(s) used or contained in the Apartment during the Guest(s) stay or left in the Apartment once the Guest(s) has vacated. The Guest(s) hereby releases, remises and forever discharges Toronto Furnished City Rentals its officer, Managers, employees, contractors from any and all liability, injury, loss and damages, including personal injury and death that may arise from or in relation to the Guest(s) exclusive possession of the Apartment and use the Apartment until the Departure Date whenever and however they occur. The Guest(s) are also responsible for maintaining all practical care of the Apartment and its contents. Except in the case of normal wear and tear, the Guest(s) are responsible for any damage to the Apartment or its contents during their stay which has occurred due to the negligence, willful default or irresponsible behavior on the part of the Guest(s) or those occupying the Apartment or their guests. Any damage must be reported to Toronto Furnished City Rentals by the Guest(s) without delay. Guest(s) will ensure that nothing is done to jeopardize Toronto Furnished City Rentals insurance policy or any part of it in respect to the apartment and its contents The Guest(s) and occupants are advised to maintain appropriate liability insurance and homeowner and/or tenants insurance for their own personal possessions. Without prejudice to any other right or remedy Toronto Furnished City Rentals may have, the Guest(s) may forfeit their security deposit (or an appropriate proportion of it) if they do not respect the terms and conditions set forth herein.

3. Check-in & Check-out

The Guest(s) are requested to vacate the apartment no later than 11:00 am: our standard check-in time is 3:00 pm but no later than 10 pm. Early / Late check-in or check-out may be possible with prior arrangements A fee may apply and is subject to availability. Guest(s) must contact host one hour before check-in and check-out to enable give/take keys of the apartment. Return and pickup of keys/fobs will be made during regular business hours unless agreed 24 hours prior to arrival. Government issued photo ID will be required for all guest(s) at check-in. If there is any delay in vacating the apartment beyond the above specified time, a full day rental calculated at the daily rate applicable will be charged to the Guest(s)

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4. Cancellation

Toronto Furnished City Rentals should be notified in writing 30 days prior to any reservation cancellation. If the cancellation is made within 30 days of arrival then the full amount of deposit will be forfeited. Early departure or late arrival will not qualify for any refund on any unused rental days. Security deposit will be refunded as per our normal policy after the inspection has been completed.

5. Rate Changes

Toronto Furnished City Rental published rates are subject to change without notice. Please reconfirm rates on all reservations, extensions or new reservations/

6. Customer Dissatisfaction

If the Guest(s) should find accommodations to be other than as represented, Toronto Furnished City Rentals will make every effort to remedy the problem. Toronto Furnished City Rentals will not be liable in any way for problems beyond its control like disruption of water supply, elevator service, fire alarms etc.

7. Termination of Reservation Contract

Toronto Furnished City Rentals reserves the right to terminate a Reservation Contract at any time on the grounds of abuse of staff or other guests, mistreatment of the apartment or criminal activity on the part of those occupying the apartment or their guests. In such circumstances, the Toronto Furnished City Rentals is not obliged to provide or locate alternative accommodation. No compensation or refund of balance rent or deposit will be given.

8. Rules & Regulations

Guest(s) and all other occupants acknowledge and agree to comply with By-Laws and Rules & Regulations of the building and /or condominium association during the term of the contract. Failure to comply gives Toronto Furnished City Rentals the right to terminate the contract for misconduct without refund. Guest(s) and all other occupants must keep their personal belongings inside the apartment. The use of balcony for storage is strictly prohibited.

It is strictly forbidden to:

- Cause a disturbance to or interference with the quiet enjoyment of other residents of the building
- Cook outside of the Kitchen area
- Block toilets, sinks, tubs or other water fixtures with garbage or other substances
- Barbeque on the balconies or terraces, throw anything over the balcony
- Hang clothes, towels or bathing suits on balconies, windows or terraces
- Post any ads, notices or any other signs anywhere in the building
- Remove dishes, cookware or any other equipment or furnishings from the apartment
- Use Roller Blades, bicycles or skateboards in all areas of the building
- Leave windows or doors open when apartment is not inhabited
- Install additional locking devices on any doors
- Leave garbage or debris in any common area not designated for waste disposal
- Leave children under the age of twelve (12) unattended in any common areas of the building
- Tamper with Smoke detectors or Fire Extinguishers
- Strictly forbidden to move the furniture
- Guest(s) may not solicit, peddle or use the apartment for other than residential or tourist purposes
- An excessive level of noise will not be tolerated at any time

9. Occupancy

Only persons notified to Toronto Furnished City Rentals in advance may occupy the apartment overnight.

Guest(s) are not permitted to sublet the apartment to any other third party. The number of persons permitted to occupy the apartment is limited to the number indicated on the reservation contract including children and overnight guests. Toronto Furnished City Rentals reserves the right to refuse admittance to the apartment if this condition is not respected.

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10. Smoking

In accordance with Canadian Law and for the comfort of all its guests, Toronto Furnished City Rentals offers a Smoke-free environment. There will be NO Smoking or burning of candles or incense permitted inside any property managed by Toronto Furnished City Rentals. For any one smoking inside the Apartment Guest(s) will be subject to eviction and responsible for complete sanitation and restoration costs. An automatic penalty of \$200/- will apply and an additional cleaning fee may apply in order to remove all traces of smoking or incense in the suite.

11. Pets

Pets are not allowed in the Apartment

12. Rights Of Access

Toronto Furnished City Rentals or our authorized agents may at any time access the apartment for the purpose of inspection of the apartment and to carry out repair or maintenance work. Toronto Furnished City Rentals will make every effort to give advance notice to the guest(s)

13. Facilities and Services

All apartments are fully furnished to a high standard and include a fully operational kitchen with appliances, cutlery and cooking utensils. No food is provided. We also include quality bed and bed and bath linens. No items may be removed from the apartment. The apartment includes heating/air-conditioning, electricity, water, high speed wireless internet, television, hair dryer and ironing stand. All extra facilities and charges are solely at Toronto Furnished City Rentals discretion.

14. Damaged or lost keys

Guest(s) are responsible to maintain the keys and return the keys in good condition at the end of the stay
Guest(s) will be charged \$100/- for lost or damaged keys/fob.

15. Housekeeping & Utilities

Guest(s) are responsible for maintaining the overall cleanliness and condition of the interior of the apartments throughout their stay. Upon departure, Guest(s) are expected to leave the apartment in the same condition that we have provided or be billed a minimum of \$100.00 for additional cleaning costs associated with the state of the apartment such as waste removal, excessive or stained laundry. Extra housekeeping charges over and above the minimum amount will apply to any apartment which requires more time than standard time allocated for a additional cleaning after departure. Damage to any furniture or appliances will be assessed and billed accordingly to the Guest(s). Basic utilities (electricity, hot water, heating, air-conditioning are included in the rental rate however the Guest(s) must ensure that all lights and small appliances are turned off and air-condition and heating units should be turned down to save energy when the apartment is unoccupied. Extra charges may apply if any utility bill rises above and beyond the standard usage costs for the specific apartment rented.

CUSTOMER ACKNOWLEDGMENT & ACCEPTANCE

I acknowledge receipt of a copy of this document and agree to be bound by the terms and conditions contained herein.

Signature _____ Name _____ Date _____