

TRIPLE "EH" RENTALS | RUDY AND TERESA KRAUSE  
626 TWIN BROOKS BEND | EDMONTON, ALBERTA | T6J7E2 | CANADA  
PH 780-433-4346 | CELL 780-984-9151

**THIS LEASE:**

Made and entered into on \_\_\_\_\_  
between Rudy & Teresa Krause - (LESSOR)

**LESSEE(s):**

Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, Province: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

The Lessor, in consideration of said rental agreement, hereby leases, under the terms and conditions set forth, the property described as: \_\_\_\_\_  
\_\_\_\_\_

**THE PARTIES COVENANT AND AGREE AS FOLLOWS**

**1 LEASE TERMS**

The term of this lease shall be for a period of \_\_\_\_\_, arriving on \_\_\_\_\_ and departing on \_\_\_\_\_.

**2 CHECK-IN AND CHECK-OUT TIMES**

Check-in for lessee is no earlier than 2:00PM on the day the lease commences, unless previously agreed in writing. Check-out is at 10:00AM on the last day of the lease.

**3 RENTAL RATE**

Total rent amount shall be the sum of: \_\_\_\_\_, US Funds plus \$150 cleaning fee. Due upon booking.

**4 RENTAL RETAINER**

Lessee agrees to pay a Rental Retainer which is the first month rent or in the case of a month or shorter the retainer shall be half of the rent for that time period. Plus A \$150 cleaning fee. In a certified check or money order. In U.S funds. The retainer for this property shall be: Retainer amount \_\_\_\_\_ plus cleaning fee \_\_\_\_\_ equals a total of \_\_\_\_\_ US Funds. There will be a \$50 dollar charge for all NSF checks.

**5 CANCELLATION POLICY**

If the reservation is canceled the deposit will not be refunded.

**6 CHECK-OUT**

Prior to check-out all dishes should be washed and put away. Beds may be left unmade and sheets and pillows left on. Towels should be placed in the laundry hamper or bath tub. Make sure all doors and windows are locked and shut, and thermostat turned off. All keys to be left on the kitchen table.

**7 ASSIGNING AND SUBLETTING**

Lessee agrees not to assign this lease, nor sublet the leased property. Number of Occupants \_\_\_\_\_. Guests other than the amount stated here is prohibited without our consent.

**8 SURRENDER OF PROPERTY**

At the expiration of the lease, Lessee agrees to return peaceable possession of the said property in as good condition as received. Check-out is no later than 10:00AM on the **LAST DAY** of the lease, unless previously agreed in writing.

**9 OTHER CONDITIONS**

The property is non smoking and non pet. If a pet is found in the unit the renter is subject to immediate eviction, and no refund will be given.

Please leave the B.B.Q. clean and full as you found it.

We may enter the premises in the event of Emergency, make repairs or improvements or to show the property. We will give the renters 48 hours notice.

**10 FORM OF PAYMENT**

We will accept Cashier Cheque or Money Order made out to: Teresa Krause. RENT can be dropped off on the first day of each month to: \_\_\_\_\_ at \_\_\_\_\_.

The undersigned acknowledge no agreement, verbal or applied other than which is contained herein.

Lessee: \_\_\_\_\_ DATE \_\_\_\_\_

Signature: \_\_\_\_\_

Lessor: \_\_\_\_\_ DATE \_\_\_\_\_

Signature: \_\_\_\_\_