



## 2025/2026 F.I.T ACCOMMODATION PARTICIPATION AGREEMENT

This Accommodation Participation Agreement (“**Agreement**”) is effective as of Thursday, May 23, 2024 (the “**Effective Date**”) for 2025/26 reservations by the Parties and sets forth the terms and conditions under which BELLSTAR HOTELS & RESORTS. (the “**Rental Manager**”), agrees to provide rates to **BC GOLF GUIDE** (the “**Wholesaler**”).

1. **PROPERTIES:** The Rental Manager (which operates as Bellstar Hotels & Resorts) shall provide accommodations at the Properties detailed on Schedule A to the Wholesaler and their clients.
2. **ROOMS or UNITS:** The Rental Manager shall provide rooms / units to the Wholesaler on an availability request basis.
3. **NET RATE TERMS:** The Rental Manager has provided rates as per Schedule B (B). The conditions applicable for any bookings made by the Wholesaler are provided on Schedule C. The rates on Schedule B are the discounted net rates applicable for bookings made by the wholesaler on behalf of its guest and the Rental Manager may from time to time use promotional rates that are lower than the standard room rates.

*Net rates are subject to the condition of “Marked-up” distribution which means that the accommodation rate provided by the Wholesaler must be sold to the end consumer with a mark-up to the Net rate that is equal to or above the Resort Manager’s current “Best Available Rate” at time of reservations request. The Wholesaler agrees to take corrective action within 24 hours of receiving a rate parity notification from the Rental Manager, including but not limited to ensuring no further non-compliant reservations are made. These net rates are supplied with the understanding that they are to be used only in packaging with other services (ex. airfare, auto rental, ski lifts, etc) and not sold as accommodations alone directly to the public by Wholesaler. Wholesaler agrees to compensate Rental Manager the full room and tax for any booking sold to consumers at a rate less than the Resort Manager’s “Best Available Rate” at time of booking.*

*The rates provided under this F.I.T. Net rate agreement must never be exposed to the consumer or general public including but not limited to electronic internet, online distribution systems, Global Distribution System (GDS), or affiliated agents or websites. Displaying or providing room rates directly (or indirectly through third parties) to the consumer at less than the Resort Manager’s current “Best Available Rate” constitutes a violation of this F.I.T. Accommodation Participation Agreement and this agreement shall be immediately terminated by the Rental Manager without notice.*

4. **TERM:** The term of this agreement will commence on the effective date and is valid until **April 30<sup>th</sup>, 2026**. This agreement must be returned in full, with all pages initialled before **May 31, 2024** otherwise the agreement will be void.
5. **OPERATIONAL DETAILS**
  - a) **RESERVATIONS:** The Rental Manager shall honour reservations that have been received by fax or email and confirmed back to the Wholesaler with a RESERVATION ID. See Schedule C for procedures.
  - b) **CLIENT RENTAL TERMS AND ARRIVAL DOCUMENTS:** The Rental Manager will provide to the Wholesaler Clients our Rental Terms that must be signed and returned to our attention prior to arriving at the Accommodations in some cases. This can be provided to either the Wholesaler who will pass on to the client or by providing the Rental Manager with an email to contact the client at. If required Client Arrival Documents detailing property location and access code are to be sent out in the same format when payment has been received or 30 days prior to arrival for those Wholesalers requesting such. Copies of these

documents are available on request to the Rental Manager. Client will be required to provide a valid credit card for an authorization of \$500.00 per Unit rental to be used as a guarantee towards incidentals and damage security.

- c) **DAMAGES:** The Rental Manager shall have the full authority to charge any guest or the Wholesaler Clients for any damages caused in any Room or Unit. Furthermore, the guests or Wholesaler Clients must comply with the Rental Terms at all times, or the Rental Manager reserves the right in its sole discretion to evict the guests from the room, unit and or property and recover a reasonable charge against the guest for breach of Rental Terms.
- d) **CANCELLATIONS:** The Wholesaler must notify the Rental Manager by fax or email of all cancelled reservations and will be confirmed cancelled by the Rental Manager with a CANCELLATION ID. Cancellation policies are outlined on Schedule D.
- e) **NO SHOWS:** All No Shows are non-refundable and payable in full.
- f) **GUEST RELOCATIONS:** The Rental Manager shall treat all guests equally on how it deals with clients regardless of the booking method.
- g) **PAYMENT:** See Schedule D for additional payment details.
- h) **TAXES:** The Wholesaler is required to pay to the Rental Manager all applicable taxes as detailed on Schedule C.
- i) **CURRENCY:** The prices and amounts noted herein are all in Canadian Dollars.

#### 6. LEGAL REQUIREMENTS

- a) **INDEMNIFICATION:** The Wholesaler jointly and severally agrees to indemnify and hold harmless the Rental Manager, its officers and employees, and the Unit Owners from and against any and all liability for personal injury, financial loss or property damage sustained by any person (including all members or the Client's party and Guests) as a result of any cause, unless caused by an unlawful or fraudulent act of the Rental Manager. The Wholesaler acknowledges on behalf of its Clients that the Rental Manager and the Owner or their respective representatives may enter the property during reasonable hours to clean, inspect or make such repairs, improvements or alternatives thereto as the Rental Manager deems appropriate.
- b) **UNIT AVAILABILITY:** The Rental Manager cannot guarantee the availability of exact units. In the event that a reserved unit becomes unavailable, the Rental Manager will endeavour to move guests to a comparable room at no additional cost. In the event that no comparable unit is available, the Rental Manager will provide a full refund. In any event, should the Rental Manager not be able to deliver the accommodations, it will refund all monies and will have no further liability.
- c) **REPRESENTATION OF UNITS/PROPERTIES:** The Wholesaler acknowledges that the available amenities and services may differ slightly from room to room and are subject to change. The property descriptions contained within Schedule A are deemed reliable but not wholly accurate. The availability of amenities such as hot tubs, pools, fitness rooms, etc are subject to routine maintenance and may also be subject to operational schedules beyond the control of the Rental Manager. As the Units are individually owned and may cease to be available to the Rental Manager, the Rental Manager cannot guarantee the continuous availability of all Room/Unit types. The Wholesaler must confirm the availability of Room/Unit types, amenities and services at the property and in the Unit/Room at the time of booking. The Rental Manager will not provide any abatements or refunds resulting from a misunderstanding of the amenities and services available. The Wholesaler further acknowledges that some properties contained herein are self-catered with no dedicated front desk and the Wholesalers must ensure that their Clients receive all pre-arrival documentation required to check-in.
- d) **ASSIGNMENT OR SUBLET:** The Wholesaler shall not assign or sublet any accommodations in whole or part without express written permission of the Rental Manager.
- e) **FORCE MAJEURE:** The Rental Manager shall not be liable for damages relating to any delay or default in performing hereunder if such delay or default is caused by conditions not limited to Acts of God, wars, insurrections, Government restrictions (including the denial or cancellation of any export or occupancy

certificates and licenses), and/or any other cause beyond the reasonable control of the Rental Manager including but not limited to properties that have changed ownership or units that are no longer under management.

- f) **Termination:** Either party may terminate this Agreement at any time upon 30 days' written notice to the other party. Hotel reserves the right to cancel any booking made in breach of the agreement. Any breach by you under your obligations will be a material breach of the agreements, resulting in an immediate suspension or termination of the agreement, as solely determined by Bellstar in its reasonable judgement. You shall inform hotel of any violations of the agreement of which you become aware. Upon termination of the agreement, hotel and you will continue honour the terms of the Agreement with respect to any booking made prior to the termination date for dates following the termination date, unless termination occurred due to a monetary breach.
- g) **CONFIDENTIALITY:** Without express written consent of the disclosing party, neither the Rental Manager nor the Wholesaler shall disclose or allow the disclosure to any third party, or use other than as specifically permitted in the agreement any confidential, proprietary or trade secret information.

#### ACCEPTANCE

I agree to the above policies and adjoining schedules (A, B, C, D & E) and conditions on behalf of:

#### BC Golf Guide

Danny Leitch [danny@bcgolfguide.com](mailto:danny@bcgolfguide.com)

#304 – 1967 Underhill Street  
Kelowna, BC, V1W 8C9

*Danny Leitch*

[danny@bcgolfguide.com](mailto:danny@bcgolfguide.com)

05/31/2024

Signature

Date:

#### BELLSTAR HOTELS & RESORTS

Suite 701 1207 11 Avenue SW  
Calgary, AB  
T3C 0M5, Canada

*Kim Bryceland*

[kimb@bellstar.ca](mailto:kimb@bellstar.ca)

05/31/2024

Signature

Date:

Kim Bryceland  
Regional Sales Manager  
Bellstar Hotels & Resorts  
t) 250-208-6277  
[kimb@bellstar.ca](mailto:kimb@bellstar.ca)



## SCHEDULE B – RATES (WHB)

### WH – Wholesale B

CANMORE	Room Type
Solara Resort	1 Bedroom King or Queen with Sofabed
	2 Bedroom King or Queen with Sofabed
	3 Bedroom King or Queen with Sofabed
Grande Rockies	Guest room 1 King or 2 Doubles
	1 Bedroom Suite
	2 Bedroom Suite

2025 WHOLESALE B					2026
May 1 - Jun 19	Jun 20 - Sep 1	Sep 2 - Oct 12	Oct 13 - Dec 22	Dec 23 - Dec 31	Jan 1 - Apr 30
187.00	302.00	187.00	162.00	302.00	165.00
235.00	357.00	235.00	203.00	357.00	203.00
385.00	530.00	385.00	328.00	530.00	332.00
160.00	214.00	160.00	103.00	214.00	107.00
167.00	247.00	167.00	140.00	247.00	140.00
191.00	267.00	191.00	163.00	267.00	163.00

KICKING HORSE	Room Type
Glacier Mountaineer Lodge	Hotel Room Queen
	Hotel Room King
	1 Bedroom Double or Queen with Sofabed
	1 Bedroom + Loft 2 Queens with Sofabed
	2 Bedroom Queens with Sofabed
	2 Bedroom (1 Bedroom + Hotel Room)

2025 WHOLESALE B				2026
May 1 - Jun 19	Jun 20 - Sep 27	Sept 28 - Dec 22	Dec 23 - 31	Jan 1 - Apr 30
128.00	155.00	128.00	168.00	155.00
154.00	165.00	154.00	195.00	165.00
178.00	220.00	178.00	235.00	233.00
212.00	260.00	212.00	268.00	268.00
212.00	260.00	212.00	268.00	268.00
212.00	260.00	212.00	268.00	268.00

Wholesaler  
2025/26 Wholesale FIT Agreement  
May 23,2024

DL  
E-Signed  
Initial



### KICKING HORSE

Palliser	Hotel Room King
	1 Bedroom Queen with Sofabed
	2 Bedroom Queens with Hot Tub and Sofabed
	2 Bedroom (1 Bedroom + Hotel Room) No Hot Tub

2025 WHOLESALE B				2026
May 1 - Jun 19	Jun 20 - Sep 27	Sept 28 - Dec 22	Dec 23 - 31	Jan 1 - Apr 30
148.00	185.00	148.00	195.00	195.00
178.00	220.00	178.00	225.00	225.00
228.00	300.00	228.00	350.00	350.00
228.00	300.00	228.00	350.00	350.00

### PARKSVILLE

Beach Club	Studio Room
	Studio Room Partial Ocean View
	Studio Room Ocean Front
	1 Bedroom Suite
	1 Bedroom Partial Ocean View
	1 Bedroom Ocean Front

2025 WHOLESALE B				2026
May 1 - Jun 19	Jun 20 - Sep 1	Sep 2 - Oct 12	Oct 13 - Dec 31	Jan 1 - Apr 30
163.00	243.00	163.00	121.00	121.00
183.00	283.00	183.00	140.00	140.00
203.00	294.00	203.00	167.00	167.00
210.00	304.00	210.00	173.00	173.00
233.00	336.00	233.00	186.00	186.00
243.00	373.00	243.00	196.00	196.00

### KELOWNA

The Royal Kelowna	1 Bedroom King with Den or 1 Bedroom Queen
	2 Bedroom King/Queen with Den

2025 WHOLESALE B					2026
May 1 - May 15	May 16 - Jun 19	Jun 20 - Sep 1	Sep 2 - Oct 12	Oct 13 - Dec 31	Jan 1 - Apr 30
135.00	407.00	435.00	407.00	137.00	137.00
179.00	463.00	660.00	463.00	187.00	187.00



**Room Type**

**REVELSTOKE**

VRGE Revelstoke

Hotel Room King

2025 WHOLESALE B				2026
May 1 - Jun 19	Jun 20 - Sep 27	Sep 28 - Dec 22	Dec 23 - Dec 31	Jan 1 - Apr 30
148.00	185.00	148.00	195.00	195.00



## SCHEDULE C – BOOKING POLICIES

### RATE POLICIES

- Rates are net, non-commissionable, quoted in Canadian Currency.
- Rates do not include Municipal or Provincial Sales Tax and Goods and Services Tax. Current tax rates are:
  - For all KHMR bookings – 8% room tax (PST) and 5% GST and 3% marketing fee apply. Plus \$12 per night + 16% HSEF (Hotel Services Environmental Fee).
  - For all Beach Club Resort bookings – 8% room tax (PST) and 5% GST & 2% marketing fee apply. Plus \$20 per night +15% HSEF (Hotel Services Environmental Fee).
  - For all Royal Kelowna bookings – 8% room tax (PST) and 5% GST and 3% marketing fee apply. Plus \$20 per night +16% HSEF (Hotel Services Environmental Fee).
  - For all Canmore bookings – 4% Alberta Hotel Tax and 5% G.S.T and 3.27% marketing fee apply. Plus \$15 per night + 5% HSEF (Hotel Services Environmental Fee).
  - For all Revelstoke bookings - 8% room tax (PST) and 5% GST and 3% marketing fee apply
  - Although Bellstar does not recognize marketing fee tax currently in all our properties, we reserve the right to add this without prior notice at any time.
  - Tax rates are subject to change without notice. The Wholesaler is responsible for all applicable tax charges.
- The Hotel Services and Environmental Fee (HSEF) is part of Bellstar's Stay Well program. We hope to inspire guests to become active and truly experience our destinations and at the same time give back to the environment by offering a wide variety of activities and services, outdoor programming, and a variety of seasonal gear to enable all guests to get out and enjoy the area.
- All room types are based on double occupancy. Each additional person, over 16 years of age (17 and over), is \$30.00 per night plus applicable tax for all properties except Canmore which is \$20.00
- Rates are based on space and rate availability at time of request.
- Rates are supplied with the expectation they will be used in packaging with other services or "marked up" to at least the Resort Managers published "Best Available Rate" at time of booking request. The Resort Manager reserves the right to offer promotional rates direct to guests that will/can be equal to or lesser then the net rates supplied to the wholesaler without notification to the wholesalers.

### MINIMUM NIGHT REQUIREMENTS (2025/2026)

Long weekends recognized in Alberta and British Columbia

Family Day, Easter, Victoria Day, Canada Day, Heritage Day, Labour Day, Thanksgiving Day, 2 night minimum stay over the weekend itself(Saturday & Sunday night stays) (all properties except private homes).

#### 2025

January 1  
February 14/15  
April 18/19  
May 16/17  
June 29/30/July 1  
August 1/2/3  
August 29/30/31  
October 11/12  
November 10/11

#### 2026

January 1  
February 14/15  
April 3/4  
May 15/16  
June 30/July 1  
July 31/August 1/2  
September 4/5  
October 10/11  
November 10/11

July 1- September 30, 2025: FRIDAY & SATURDAY nights only minimum 2-night stay required.

**PALLISER LODGE – 2 bedroom hot tub – minimum stay 2 nights year round**

December 25, 2025 -December 31, 2025: 3-night minimum stay (all properties).

Minimums are based on dates of stay rather than arrival date. For example, should any date within December 25, 2025 – December 31<sup>st</sup>, 2025 (inclusive) be required, the 3-night minimum will apply.

Wholesaler  
2025/26 Wholesale FIT Agreement  
May 23,2024

*DL*  
E-Signed –  
Initial



## **BOOKING PROCEDURES**

All reservations must be made by email. Reservations will be confirmed via email with a booking reference number.

**Group bookings of 7 or more units will be contracted separately and may be subject to special rate and commitment policies depending on group size and space availability.**

## **CANCELLATION POLICY**

- Dec 1<sup>st</sup> - Dec 24<sup>th</sup> (7 Days prior to arrival)  
(Room & tax for entire stay)
- Dec 25<sup>th</sup> - Dec 31<sup>st</sup> (14 Days prior to arrival)  
(Room & tax for entire stay)
- Jan 1<sup>st</sup> – Nov 30<sup>th</sup> (7 Days prior to arrival)  
(Room & tax for entire stay)

## **WINTER LONG STAY SPECIAL**

Pay for 5 or more nights and receive 20% off net room rate per night (All locations).

Valid December 1 – April 15, excluding December 26, 2025 – December 31, 2025. The Resort Manager will not credit reservations with the Long Stay special unless requested and authorized at time of booking. Must be advertised as a Long Stay offer in all client accessed information; including but not limited to website, brochure and all media publications. 100% of the saving must be passed to the consumer. Percent off will be calculated per night on contracted net room rate, prior to taxes and fees being applied. Not valid with any other offer.

## **EARLY BIRD WINTER BOOKING SPECIALS**

When booking prior to November 15, 2024/25 for reservations arriving between January 1<sup>st</sup>, 2025/26 to April 30<sup>th</sup>, 2025/26

Pay for 3 or more nights and receive 30% off net room rate per night (All locations).

Valid January 1 – April 30. Reservations must be received and confirmed by the Rental Manager prior to November 15<sup>th</sup>, 2024/25. The Resort Manager will not credit reservations with the Early Bird special unless requested and authorized at time of booking. Must be advertised as an Early Bird offer in all client accessed information; including but not limited to website, brochure and all media publications. 100% of the saving must be passed to the consumer. Percent off will be calculated per night on contracted net room rate, prior to taxes and fees being applied. Not valid with any other offer.

## **EARLY BIRD SUMMER BOOKING SPECIALS**

When booking prior to March 31<sup>st</sup> 2025/26 for reservations arriving between May 1<sup>st</sup>, 2025/26 to October 30<sup>th</sup>, 2025/26

Pay for 3 or more nights and receive 30% off net room rate per night (All locations).

Valid May 1 – October 30. Reservations must be received and confirmed by the Rental Manager prior to March 31<sup>st</sup>, 2025/26. The Resort Manager will not credit reservations with the Early Bird special unless requested and authorized at time of booking. Must be advertised as an Early Bird offer in all client accessed information; including but not limited to website, brochure and all media publications. 100% of the saving must be passed to the consumer. Percent off will be calculated per night on contracted net room rate, prior to taxes and fees being applied. Not valid with any other offer.

Wholesaler  
2025/26 Wholesale FIT Agreement  
May 23, 2024

*DL*  
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E-Signed  
Initial

To check resort availability please visit [www.bellstar.ca](http://www.bellstar.ca), where a mock booking can be made to review availability for your desired resort and room type.

To make a reservation the following must be provided:

1. Advise type of room required.
2. Advise specific arrival and departure dates, as well as the total number of nights of stay and flight schedule is applicable
3. State full name (surname followed by first name) of all guests and ages of any children occupying rooms
4. Special requests, such as pet friendly unit
5. Net rate quoted to guest and any of the above mention specials you are including in the rate

***All reservations must be requested in writing and sent to Guest Services at the properties specifically***

Canmore	Canmore
<b>Solara Resort</b> 403 609 3600 (option 1) <a href="mailto:stay@solararesort.ca">stay@solararesort.ca</a>	<b>Grande Rockies Resort</b> 403 678 8880 (option 0) <a href="mailto:stay@granderockies.com">stay@granderockies.com</a>
Kicking Horse	Vancouver Island, Parksville BC
<b>Glacier Mountaineer Lodge, Palliser Lodge</b> 250 439 1160 (option 1) <a href="mailto:stay@kickinghorselodging.com">stay@kickinghorselodging.com</a>	<b>Beach Club Resort</b> 250 248 8999 (option 1) <a href="mailto:stay@beachclubresort.ca">stay@beachclubresort.ca</a>
Kelowna	Revelstoke
<b>The Royal Kelowna</b> 250 860 1033 (option 1) <a href="mailto:stay@theroyalkelowna.com">stay@theroyalkelowna.com</a>	<b>VRGE Revelstoke</b> NOT OPEN FOR BOOKINGS TBA

## SCHEDULE D – CANCELLATION & PAYMENT POLICIES (FIT)

Dates	Payment	Cancellation
May 1, 2025 to December 24, 2025	Full payment is due 14 days prior to arrival	100% non-refundable within 7 days prior to arrival
December 25 to 31, 2025	Full payment is due 21 days prior to arrival	100% non-refundable within 14 days prior to arrival
January 1, 2026 to April 30, 2026	Full payment is due 14 days prior to arrival	100% non-refundable within 7 days prior to arrival

If payment is not received with the required lead time noted herein then the booking may be cancelled at the exclusive option of the Rental Manager. Should the guest arrive at the property for check in without payment in place by the Wholesaler, full payment will be required directly from the Wholesaler's clients at their time of check in (at full rack rate, non-commissionable).

For **Christmas Holiday cancellations**: 14 days prior to arrival for full refund. Penalties apply for cancellations within 14 days of arrival.

2025 Friday, December 8<sup>th</sup>, 2025

**Payments must reference guest name, dates of stay, and our reservation ID.**

All cheques are to be made payable to the property (other than Kicking Horse properties) you have made your reservations at and sent to the property themselves.

<b>Solara Resort &amp; Spa</b> 187 Kananaskis Way Canmore, AB T1W 0A3 Fax: (403) 609-3455 <a href="http://www.solararesort.ca">www.solararesort.ca</a> <a href="mailto:stay@solararesort.ca">stay@solararesort.ca</a>	<b>Grande Rockies Resort</b> 901 Mountain Street Canmore, AB T1W 0C9 Fax: (403) 678-6022 <a href="http://www.granderockies.com">www.granderockies.com</a> <a href="mailto:stay@granderockies.com">stay@granderockies.com</a>
<b>Kicking Horse Resort</b> P.O. Box 2310 Kicking Horse, BC V0A 1H0 Fax: (250) 439-1184 <a href="http://www.kickinghorselodging.com">www.kickinghorselodging.com</a> <a href="mailto:stay@kickinghorselodging.com">stay@kickinghorselodging.com</a>  <b>** All Kicking Horse resort payments are to be made to Bellstar Hotels &amp; Resorts</b>	<b>Beach Club Resort</b> 181 Beachside Drive Parksville, BC V9P 2H5 Fax: (250) 248-8988 <a href="http://www.beachclubbc.com">www.beachclubbc.com</a> <a href="mailto:stay@beachclubresort.ca">stay@beachclubresort.ca</a>
<b>The Royal Kelowna</b> 1288 Water Street, Kelowna, BC, V1Y 9P4 <a href="http://www.theroyalkelowna.com">www.theroyalkelowna.com</a> <a href="mailto:stay@theroyalkelowna.com">stay@theroyalkelowna.com</a>	<b>VRGE Revelstoke</b> <b>1500 1<sup>st</sup>. W, Revelstoke, BC, V0E 2S0</b> <b>COMING SOON</b>

\*\*\*ALL CANCELLATIONS MUST BE MADE IN WRITING\*\*\*



## SCHEDULE E – PROPERTY POLICIES

A detailed list of Property Policies is included in the Guest Rental Terms that are required to be executed by each guest and are posted in each Unit. The Wholesaler is required to communicate these policies to their clients as required. While not an exhaustive list, some of the notable policies and procedures that the Wholesaler should make their clients aware of at the time of booking include:

The minimum booking age is 18 years of age with a valid credit card. All minors under 18 years of age must be accompanied by an adult (someone 25 years or older) for all private home rentals.

The Rental Manager does not provide a 24x7 dedicated front desk at all properties including self-catered properties. All guests booked in a self-catering property will be sent pre-arrival documentation prior to their arrival with instructions on how to access their Unit. Guests that make bookings within 72 hours of arrival should contact the Rental Manager to confirm that they have received all pre-arrival documentation to ensure a smooth check-in process.

Beach Club, Royal Kelowna – Check in 4pm check out 11am  
Kicking Horse, Revelstoke, Canmore – Check in 4pm check out 10am

If the Guest requires a late check-out, it must be pre-arranged with the Rental Manager and an additional non-commissionable charge may apply.

### Housekeeping

The above rates do not include daily housekeeping services.

### Additional Policies

No smoking is permitted in or around the Units at any time. A minimum \$500 fee will be assessed to the guest in the event that smoking odor is found in the Unit.

We have a select number of units deemed as “pet friendly” at **Solara Resort** only. These units must be specifically requested when making the reservation. A non-commissionable fee of \$30 per day per pet to a maximum of \$125 applies to all pet friendly bookings. Dog and cats under 40lbs are welcome. A minimum \$500 fee will be assessed to the guest in the event that a pet is found in the Unit without notification at the time of reservation, or in a non-pet friendly unit.