

Seashells

HOLIDAY RENTALS



TERMS AND CONDITIONS

Bookings:

- Bookings can be made by telephone or email to Seashells Holiday Rentals and are subject to written confirmation. An application form must be submitted and booking will only be confirmed with the owners approval and receipt of the deposit.
- A \$50 booking fee is required and this is not refundable and is payable upon acceptance of booking.
- Deposit of 50% of the total amount is required to secure the booking.
- The balance is due 30 days prior to occupation date. Failure to make payment will result in the cancellation of booking and forfeiture of the full deposit.
- Cancellation of the booking 30-90 days prior to occupation date will incur a cancellation fee of 50% of the deposit paid.

Security bond:

- A bond of 50% of the weekly rental is payable prior to occupation.
- On the day of vacation the agent/owner will carry out an inspection of the property and their decision as to the state of the property is final.
- Funds will be deducted from the bond if any of the following need to be rectified: damages or breakages, repairs, extra cleaning, replacement of goods, rubbish removal, late checkout, loss of keys. A list of recommended cleaning is supplied on the property.
- The bond or balance of the bond will be refunded within 14 days of departure by EFT payment.

Arrivals, Departures & Inspections:

- A representative of Seashells Holiday Rentals will meet you at the property between 3-6pm on the date of occupation to supply keys and go over some key points. A signed copy of the Terms and Conditions will also be supplied along with a detailed itinerary/property condition report and arrival & departure checklists. Should a representative not be available to meet you alternative arrangements will be made and due notice will be given.
- A representative of Seashells Holiday Rentals will make a time with you on the day of departure between 9-10.30am so that keys can be returned. An inspection will be carried out on the property at this time. Departure times will not exceed **10.30am** under any circumstances.
- An Inspection can be made at any time by a representative should there be any concerns or complaints regarding excess noise, excessive number of people or cars (more than stated on application form) evidence of a breach of this agreement.

Cleaning:

- The property will be cleaned prior to the commencement of your tenancy and **MUST** be left in the same condition when you depart. This includes removal of all rubbish from the property, cleaning throughout including fridge, bbq, bathrooms and toilets. Extra cleaning will incur a \$100 charge to be deducted from your bond. An extra \$35 will be charged if cleaning exceeds 3 hours.

Pets:

- Strictly **NO PETS** permitted on the property at any time unless written approval has been given to the tenant from the agent/owner and if approved will incur an extra \$100 bond (All Pets if approved must remain outside).

Smoking:

- Strictly no smoking inside the premises at any time – a fee of \$200 will apply if smoking is detected inside the property for the purposes of fumigating.

Accommodations:

- The maximum number of persons that may accommodate the property will be specified at time of booking and this must be adhered to at all times.
- No caravans, tents or the like is permitted at the property.
- No large groups of people or parties are allowed at the property and noise should always be kept at a minimum to avoid disturbance to the neighbours.

Linen:

- Unless otherwise specified all linen, towels, tea towels etc must be supplied by the tenant.

In General:

- The tenant is responsible for replacing or compensating for any breakages or damages.
- Guests may not move or remove any furniture or effects.
- Tenants must report any general maintenance or failure of services immediately.
- Tenants must secure the property at all times when the property is unattended.
- Disputes regarding the cleaning, damage or rubbish on the property will not be entered into unless reported to the representative on arrival.
- Tenants must comply with all by-laws that apply to the property.

Liability:

- The tenant agrees to indemnify the agent from any claim for loss of personal effects or financial damage direct or indirect whatsoever incurred by the tenants when using the services of Seashells Holiday Rentals.
- The tenants agree to indemnify the agent from any public liability claims including personal injury or death resulting from the use of the services of Seashells Holiday Rentals.
- No responsibility is taken by Seashells Holiday Rentals for mis-description.
- A description of the property is given in good faith and no responsibility will be taken by the agent or owner for properties that are found not to 'meet the expectations' of the tenant.
- The tenant accepts the property at the time that booking is approved and deposit paid and without prior inspection.
- No refund will be given for early departure or refusal to stay at the property.
- No responsibility is taken by the agent/owner for the tenants personal property.

I, the tenant, have read and accepted the terms and conditions as set out above. I understand that any breach of these conditions may result in an amendment to the booking details, refusal of keys, immediate eviction or a deduction from the bond monies.

This agreement must be signed and returned when making payment to confirm your booking.

Tenant signature:..... Dated:.....

Agents signature:..... Dated:.....

The latest terms and conditions are available at www.seashellsholiday.com.au