

# **HOLIDAY TENANCY CONDITIONS**

These conditions are an agreement between parties. Any infringement permits the owner to refuse a key, amend the rental and/or terminate the Tenancy without refund.

## **Bookings**

- We welcome you to view the property prior to booking either in person or photos can be arranged
- Full rental is payable in advance prior to collection of keys
- Bookings will not be confirmed until a 25% deposit is received
- It is the guest's responsibility to read all terms and conditions of their booking
- Noise at property: tenants agree not to create any nuisance or excessive noise, causing annoyance to neighbours. Only one warning will be issued for noise complains. 2<sup>nd</sup> complaint will result in immediate departure from the property with no refund.
- Strictly no functions allowed
- We cannot take responsibility for your personal property or if you damage your property while staying, please lock the property when you are not present.
- We are not responsible for Failure of utilities. Power surges and outages are common in all coastal areas during holiday periods, please report any failure.
- A maximum of 3 cars per property

## **Payment**

Deposit equal to 25% of total rental to be paid within one week of booking. The balance of the total rent and \$500 Bond is to be paid in full 30 days prior to occupancy.

## **Arrival and departure times**

Arrival is after 3pm, this is negotiable, if the house is unoccupied on the day of arrival. Departure time is 10am; this is also negotiable if the house is not let that day. Keys are to be returned to key safe by the due time – please lock windows and door on your departure

## **Linen**

Tenants must supply their own sheets, towels and pillowslips.

## **Breakages**

As the tenant you are responsible for any breakages or damage to the property. You must report any damage or breakage as soon as it occurs. You will replace or pay for all damage.

## **No Smoking**

Please note all holiday properties are **Non Smoking**. No cigarette Butts to be left on the grounds.

## **Pets**

Definitely NO DOMESTIC PETS at the property. If tenants are found with pets at the property, the tenant will be asked to vacate the property.

## **Responsibility**

- Guests are reminded they are responsible for their own security and belongings
- Please ensure the house is secure when not occupied
- Guests will be held responsible for breakages, damage and losses incurred during their stay
- Upon vacating, please make sure all heaters, appliances, and lights are turned OFF and doors and windows secured.

## **Accommodating extra persons**

- Setting up makeshift structures i.e. tents or caravans and accommodating more persons than property permits is prohibited.
- If it is found that there are more people at the property (parties) the tenancy will be terminated and any monies paid will not be refunded. At the time of booking guests are asked the number of persons requiring accommodation.
- No functions are to be held at the holiday property
- Any person making a booking is not to sub-let the premises
- Tenants are not to cause a nuisance to surrounding neighbours.

**Sign and Date .....**

**Cleaning**

It is the responsibility of the tenant to leave the property in the same condition as it was presented on arrival. **Clean and tidy.** Cleaners will attend when you leave to maintain a level of hygiene, disinfect showers, toilets and benches, but we expect the property to be left in a neat tidy clean condition. With bbq's wiped over after usage, refrigerators cleared, rubbish removed. If you leave the property dirty you will be charged a cleaning fee of \$30.00 per hour.

**Garbage**

Council collection is – Early Monday Morning (please put out Sunday Night)

Please put all rubbish in plastic bags and place them in the Red lidded wheelie bin.

On departure Please pull the bin to the front of property.

- Red Lid** wheelie bin      Household rubbish
- Yellow Lid** wheelie bin      Recycling of bottles, newspapers
- Green Lid** wheelie bin      Green waste only

**Vacate Demand**

The tenant must vacate the premises upon demand of the owner without refund upon breach of this agreement. Infringements include causing malicious damage to the property being/ causing a public nuisance, excess noise, accommodating more persons than agreed setting up makeshift structures or ignoring warnings or request from the Owner.

**Inspections**

The owner can make an inspection of the premises upon demand

**Bond**

\$500 Bond is payable at the same time as balance amount. The bond will be refunded within 14 days in full subject to the above conditions being met. It is designed to cover any additional costs incurred but not limited to, any breakage, damage or excess cleaning requirements, extra guests beyond those declared...etc.

**You must sign and return this agreement, so we can confirm your Tenancy with us**

Name  
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Address  
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Email Address  
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Phone:    Home:.....    Mobile:.....

Number of persons to be accommodated:    Adults.....Children (under 15).....

Property    24 Seabank Drive Barwon Heads, Victoria.

**Dates Booked**

Arrival Date:.....Departure Date .....Number of Nights .....

In signing I confirm that I have read and agree to the Holiday Tenancy Conditions and the above information is true and correct.

**Full Name**.....

**Signature:**  
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**Date:**  
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