

HOLIDAY ACCOMMODATION

Terms & Conditions

PO Box 744,
KIAMA NSW 2533
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A.C.N. 38 002 883 589

DATE OF BOOKING: _____

NAME OF GUEST/HIRER: _____

RESIDENTIAL ADDRESS: _____

TELEPHONE: _____ **MOBILE PHONE:** _____

EMAIL ADDRESS: _____

NAME OF PROPERTY BOOKED: _____

ARRIVAL DATE: _____ **DEPARTURE DATE:** _____

NUMBER OF GUESTS: _____ **ADULTS:** _____ **CHILDREN:** _____

DEPARTURE & ARRIVAL PROCEDURES

Check-in time is 2.00pm

Arrival prior to 5pm Where possible a representative will meet you at the property at a pre-arranged time, alternatively instructions will be provided to collect keys from a designated location.

Arrivals after 5pm Keys will be left in a secure location and where applicable a light will be on for your arrival.

Departure time is 10.00am

As each property's procedure is different you will be advised by a member of our holiday letting team prior to your arrival where to return keys to. If unsure of procedure at the time of departure please contact our office on 02 4233 1588 or 0412 239 315 (weekend) to confirm.

After your departure a cleaner will report on the condition the premises and that the following terms and conditions below have been adhered to facilitate the total refund of the bond.

PLEASE READ CAREFULLY, TICK EACH BOX & SIGN TO ACKNOWLEDGE YOUR ACCEPTANCE OF THE TERMS & CONDITIONS OF YOUR STAY.

HOLIDAY LETTING TERMS & CONDITIONS AS AGREED BY BOTH PARTIES ARE AS FOLLOWS.

NUMBER OF GUESTS/OCCUPANTS

I/we have let the premises for holiday purposes only for the period and number of people stated on our official letter of confirmation. No additional guests are permitted or can reside over night, (ie strictly no parties,) without the permission of the owner/agent. If these conditions are breached in any way I/we acknowledge that I/we will immediately forfeit our bond and also have no claim of recovering accommodation paid.

FINAL PAYMENT

I/we agree to pay the rent & bond prescribed herein in advance and prior to arrival.

CANCELLED OR TERMINATED BOOKINGS

I/we acknowledge that in the event of cancellation, the agent is authorised to re-offer the premises for letting. If successful, a refund of the original deposit less a cancellation fee will be made.

If the property is NOT re-let for the total period formerly by you, only the security bond will be refunded. In this instance dates MAY be transferred to a time suitable to owner depending on the availability of the property. Rates may be subject to variation.

CHECK-IN AND VACATING TIMES

Occupation commences from 2pm on the date of arrival, and the premises must be vacated by 10am on the day of departure.

THE TERM

The premises are rented for holiday rental purposes only, and for the term stated on the booking confirmation letter/and or receipt. The premises or any part thereof shall not be used for any purpose other than as residential accommodation and that no more than the stated number of persons are to be accommodated. The tenant is not to assign or sub-let the whole or any part of the subject premises.

NO PETS

The tenant will not under any circumstances keep any animals/pets on the premises without prior permission from the agent/landlord.

GARBAGE

Garbage is to be put into the receptacles provided which shall be put out by the tenant on the street for collection on the applicable nights. Excess garbage is responsibility of tenant for disposing of. The tenant can either remove their own excess rubbish upon departure or if not removed upon their departure the tenant automatically authorises the agent to remove excess rubbish on their behalf and the cost of said removal will be deducted from their bond.

BARBEQUE FACILITIES (Where Applicable)

BBQ's are provided for your convenience, however the tenant is responsible for filling gas bottles for use. BBQ's are to be cleaned before exiting the property and all outdoor furniture returned to it's original configuration.

A cleaning fee may apply to BBQ's left in an unreasonable state.

SMOKING

Smoking is prohibited inside premises. Ashtrays are provided for external use only. All butts are to be removed from the premises upon exiting. Cigarette butts will not to be dropped in the garden.

CLEANING

Please assist by leaving the premises in reasonably tidy and clean condition - place used towels & linen in the laundry and lock premises on vacation. Fish are not to be cleaned or oysters opened on the premises. Please ensure all lights are switched off and windows and doors locked

HEALTH AND HYGIENE

I/We agree, for Health reasons, Doona's are not to be used in place of bed linen, as Doona's must only be used on the exterior of the bed. Failure to adhere to this will result in extra cleaning which will be forfeited from the bond.

REFRIGERATION

I/we agree to not touch the thermostat on the refrigerator. the tenant will defrost the freezer, discard all food items from refrigerator & freezer upon departure.

BREAKAGES, DAMAGES & LOSSES

I/we will take all reasonable care of the premises and promptly report to the agent any malfunctions, damages and losses. The tenant will pay to the agent all costs incurred by the agent, caused solely by the tenants occupancy of the premises including repairs, replacements, interruptions to connected services. **The agent shall be entitled to recover such costs from any deposits or bonds held by the agent** but without limiting the liability of the tenant.

The tenant shall not make any improper use of the septic, sullage, drainage systems and other services connected to the premises. The tenant is not to remove, or move, any of the furniture or effects from the premises or to any other areas of the premises.

NOISE POLLUTION & DISRUPTION TO NEIGHBOURS

The tenant shall not cause nuisance to neighbours and will comply with any statutory laws, by-laws and regulations applicable to the premises. Weekends: Excessive noise not allowed after 11pm on weekend and during the week from 10pm.

If we receive complaints from neighbours you acknowledge that you may be asked to leave the premises and forfeit the period of your stay and accommodation rates.

NO RESPONSIBILITY

Neither the agent or the principal are responsible for the tenants effects kept or left at the premises. The agent will check inventories but is not obliged to check inventories on the arrival and departure of and with the tenant, but may do so if the agent believes it necessary

INSPECTIONS

The tenant will permit the agent and persons authorised by the agent to enter the premises during the term for the purpose of necessary repair investigation of complaints or inspection of prospective tenants and purchasers and the agent will give due regard to the tenants right to quiet enjoyment.

I/we acknowledge that a final inspection of the premises will be undertaken at the time of departure or soon thereafter to assess the condition of the property. The garden will also be inspected for rubbish such as cigarette butts and empty cans or bottles

BOOKINGS ARE MADE IN GOOD FAITH BY THE AGENT

But may be subject to any changes as notified by the owner prior to the commencement of the booking. The agent cannot accept responsibility for actions taken by the owner of the premises outside of his/her control. The agent cannot be held responsible should a property be sold and the booking cancelled. Every reasonable endeavour will be made to offer alternative accommodation should this occur.

We accept no responsibility for misdescriptions of the property, particularly with regards to telephone and postal bookings. Information is given in good faith. Tariffs quoted are correct at the time of printing and are subject to change without notice. Properties can be viewed from our website www.kiamaholidays.com.au Terms & Conditions can be obtained from this site.

A breach if any of the above conditions will permit the owner to refuse a key, amend the rental or immediately terminate the tenancy. No refund will be paid on the termination of tenancy.

I/we acknowledge & accept the aforementioned Terms & Conditions

TENANT NAME: _____

TENANT SIGNATURE: _____

WITNESSES NAME: _____

WITNESS SIGNATURE: _____

DATE: _____

Fax back to (02) 4232 3133 the above Terms & Conditions (*signed & witnessed*), plus provide a copy of some form of personal identification eg. Drivers License, Passport.