

River Shack Rentals

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HOLIDAY HOME TERMS AND CONDITIONS

This agreement protects both tenants and landlords in the event of any problems or discrepancies and must be signed and returned. We thank you for your co-operation.

1.

GUESTS:

To ensure our properties are not "over worked" we have advised how many people each home accommodates. With this in mind and to prevent problems of discomfort to our tenants, we do not allow any more people in the premises than quoted. All guests are to be listed on the application form. The landlord may immediately cancel the booking & evict without refund of rent and/or bond if this condition is not adhered to. Tents, caravans, (unless approved) swags or houseboats are NOT PERMITTED on the property. Tenants acknowledge that the property is for private holiday use and not for commercial purposes or the like.

2.

BOOKINGS:

All bookings are accepted by the Agent in good faith but are subject to change or cancellation by the landlord prior to the commencement of the booking. If cancellations occur because of actions by the landlord of the property, the Agent will make reasonable attempts to secure alternative accommodation. If no alternative can be secured, all monies paid by the tenant shall be refunded.

3. DEPOSIT BOND:

To confirm your booking, we require a deposit bond. We ask that you forward this within 2 working days of receipt of your booking letter to secure your booking. Unfortunately, the booking will be automatically cancelled if the Deposit Bond is not received within this time frame.

Receipt will be forwarded to you to confirm the booking. Please contact us if receipt is not received. Following your departure, the bond will be refunded once a satisfactory inspection of the property has been completed and if there have been no breaches of the terms and conditions. This will be processed within 10 working days of departure unless there is a dispute. The deposit bond will be refunded the same way it was paid, eg if paid via direct debit it will be refunded by direct debit, if paid via credit card it will be refunded by credit card.

4. ACCOMMODATION COST:

The accommodation cost is payable 30 days prior to your arrival. Please note that if this payment is not received, the landlords are able to cancel the booking and implement the conditions outlined below under "Cancellations". Please contact our office should you have any difficulties or queries regarding either the bond or accommodation payments.

5. METHOD OF PAYMENT:

(a) Direct credit to our account.

You will find the bank details on the booking letter

Please forward a copy of confirmation of payment to our office.

(c) Credit cards are accepted, please note that there is a credit card fee charged.

6. CANCELLATIONS:

To avoid errors and disappointment we ask that all cancellations be forwarded to us in writing via email.

If a cancellation is made prior to the commencement of the booking:

(1) All monies received by the tenant in respect of the booking less an administration fee of \$110-00 (incl. GST) will be refunded **if** the property is re-let for the same period.

(2) NO money will be refunded only if the property is NOT re-let for the same period.

7. RELOCATION:

Can be provided on the basis that the full rental due is forfeited and full rent on the new property is paid in advance.

8. ENTRY AND DEPARTURE:

Please refer to your booking letter for check in and check out times.

The key pickup details will be emailed out a few days prior to your arrival.

To enable us to service the property between occupants we ask that you vacate by

The time on your booking letter, failure to do so will incur an additional day's rental, which will be deducted from the bond.

If the keys are lost or misplaced by the tenant, the Agent reserves the right to charge a call-out fee (\$50-00per hour) for after-hours attendance, plus the tenant is responsible for the cost of any key replacement.

On departure, please ensure that all electrical appliances are turned off (e.g. air-conditioner, lights in general, etc.) If any are left on there will be an automatic \$100 excess charge taken off your bond) Please ensure all windows and doors are closed and locked

9. DISCLAIMER

Neither the landlord nor the Agent accepts liability:

(1) For any loss, damage or injury to the person or belongings of the tenants or any third party however caused, whilst leased by the tenant before, during or after the period of the tenancy.

(2) For any error or omission in the holiday accommodation guide. All printed written or verbal description of the premises by the Agent or employee is made in good faith but no responsibility shall be accepted for any misdescription.