



Sundara Beach House – Terms and Conditions

Sundara Beach House is our family holiday home. We are proud to be able to share it with you, and we ask that you treat it as your own home during your stay. Please read through the following terms and conditions of the holiday rental before making a booking.

REPRESENTATIONS All information in respect of the Property contained in the Owner's advertising material is believed to be correct at the time of publication however all details are subject to change by the Owner without notice. The Guest acknowledges that the Owner has used their best endeavors to describe the property in good faith. The Owner will not be liable to or make refunds to Guests who are not satisfied with the accommodation they have booked.

LICENCE NOT A TENANCY Guests are granted a limited permission to occupy the property for holiday purposes. This is NOT a residential tenancy agreement under the residential tenancy legislation and failure to comply with the Guest's obligations in the terms and conditions may result in termination of permission to occupy the property and eviction.

The Owner may, at any time and for any reason, terminate the holiday booking by issuing written notice to the Guest which will be effective immediately. The Guest acknowledges the Owner will not be liable for any direct or indirect loss or damages which may arise as a result of, or in connection with, such termination.

DEPOSIT Guests booking accommodation more than 30 days in advance of their arrival date will not have their booking confirmed until payment of a deposit of 50% of the total tariff is received by the Owner. For bookings made within 28 days of the arrival date the full tariff is required before booking is confirmed.

FINAL PAYMENT Full and final payment for the holiday booking is required at least 28 days prior to arrival. If full and final payment has not been received by this date, the Owner and/or the Booking Agent reserve the right to cancel the booking without notice and the Guest will forfeit any monies paid by them in advance to the Owner.

CANCELLATIONS AND AMENDMENTS The deposit is fully refundable if written notice of cancellation is received by the Owner more than 30 days prior to the arrival date. Where notification of a cancellation is received less than 30 days in advance of the arrival date, no refund will be given and the full tariff will be forfeited. Cancellations and amendments are required to be in writing. If the Owner and/or Booking Agent is able to rebook any of the nights subject to the cancelled booking, a refund will be given for these nights.

SIZE OF PARTY The maximum number of guests must not exceed 12 people. **UNDER NO CIRCUMSTANCES ARE PARTIES, FUNCTIONS or SOCIAL GATHERINGS PERMITTED IN THE HOUSE.** The number of guests occupying the property for the holiday must not exceed the number specified on the Booking Form. If for any reason there is a change to the number of guests occupying the property, the owner or Booking Agent must be informed immediately. If approval is given for a change in the number of guests, an additional charge will be payable for each extra guest. In the event that this clause is breached, the owners reserves the right to evict all guests immediately and payment will be forfeited.

BOND A bond of \$750.00 is payable one month before your stay when final payment is due. The bond is in addition to the tariff and can be made payable by direct deposit. The bond will be held by the Owner until after the Guest's departure date. The bond will be returned to the Guest's bank account within

fourteen (14) days of the Guest's departure date OR when the Owner is satisfied that there is no damage to the property outside of 'fair wear and tear'.

Alternatively, Guests may supply their credit card details and authorize the Owner to debit \$750 from their credit card one month before their stay.

GUEST OBLIGATIONS Guests are required to look after and take all reasonable care of the property and all the furnishings and equipment included in the property and to observe the **"No Smoking Inside"** requirement for the duration of the holiday. It is the responsibility of the guests to ensure that all doors and windows are securely locked and that the property is left in a clean and tidy state at the end of the holiday.

The disposal of rubbish is the Guest's responsibility. Please ensure that rubbish and garbage is placed in the correct bins. The red bin is emptied every Wednesday night and the yellow bin is collected fortnightly, every second Wednesday. It is the Guest's responsibility to ensure bins are placed out on the street for collection on departure from the property.

Any faults, damages or breakages must be reported to the Owner/Booking Agent as soon as possible.

GUESTS WILL BE LIABLE FOR ANY BREAKAGES OR DAMAGES CAUSED TO THE PROPERTY DURING THE GUEST'S HOLIDAY OCCUPATION AND ALL COSTS OF REPAIR AND REPLACEMENT SHALL BE PAYABLE UPON DEMAND TO THE OWNER OR BOOKING AGENT IF IN EXCESS OF THE \$750 BOND PAYMENT. IN THE EVENT THAT THE PROPERTY IS NOT LEFT CLEAN AND TIDY, INCLUDING THE BBQ, THE GUEST WILL BE LIABLE FOR THE COST OF EXCESS CLEANING WHICH WILL BE PAID FOR FROM THE BOND AT A RATE OF \$75 PER HOUR

KEYS Should a Guest lose or require additional keys then a fee of \$50.00 will be deducted from the Bond.

NOISE Guests and their visitors must not create noise which is offensive to neighbours especially between 10pm to 8am and during arrival and departure at any time throughout the occupancy. Offensive noise may result in termination of permission to occupy the property and forfeiture of any monies paid to the Owner. Any costs incurred by the Owner as a result of the Guest's noise will be paid out of the Bond.

NO SMOKING Smoking inside Sundara Beach House is strictly prohibited. If evidence of smoking inside the room is found, we have a strictly enforced fine of \$300. No exceptions.

NO PETS Sorry, we are unable to accommodate pets at Sundara Beach House. No exceptions.

CHECK IN & CHECK OUT TIMES Unless arranged in advance with the Booking Agent, check-In time is 2 PM and Check-Out time is 10.00 AM. The reason for the 10am check out is because it takes around 4-hours to clean the house so the next guests can enjoy a tidy house. Failure to depart at 10am will result in a fee of \$500 per 3-hour block.

LINEN & TOWELS Unless otherwise stated the accommodation includes the supply of all linen. This includes pillows, continental quilts, bed sheets, bath towels & bath mats, and tea towels. Beach towels are not included, and neither is linen for the baby cot.

INSURANCE Guests are advised to take out comprehensive holiday cancellation insurance to cater for any unforeseen circumstances.

LIABILITY The Owner accepts no liability for any injury, illness, loss or damage of any kind, howsoever caused, sustained by the Guests and/or Visitors resulting from their use of the Property pursuant to this agreement as a consequence of events or actions that are outside the reasonable control of the Owner, including Force Majeure. Liability for any loss or damage sustained by Guests or visitors, including personal injury, is otherwise excluded to the extent permitted by law.

Under no circumstances will the Owner be liable for any loss or damage to the property of the Guests and/or Visitors howsoever caused. All property of the Guest and/or Visitors including without limitation personal belongings, baggage, vehicles are the risk of the Guest and/or Visitor at all times.

The Guest agrees to indemnify the Owner against any claims, demands, proceedings, liabilities, costs, charges, expenses, loss and damage which may be suffered by the Owner as a result of the breach by the Guest of the terms of this agreement or as a result of any act or omission, neglect or default of the

Guest during their stay in the Property.

DEFINITIONS

Bond means money paid in addition to the holiday rental tariff to cover any additional financial transactions incurred during the holiday rental period.

Deposit means money payable to secure the holiday booking.

Force Majeure means an act, omission or circumstance over which the Owner could not reasonably exercise control, and includes, without limitation:

- (a) an act of God, fire, flood, tornado, hurricane or any other form of inclement weather, or conditions resulting from inclement weather; or
- (b) explosion, concussion, collision, radiation, act of the public enemy, act of war (declared or undeclared), insurrection or national emergency (whether in fact or law).

Guests – Any person/s who stays overnight in the Property during the term of the holiday rental period.

Holiday Rental – Means rental of the Property for holiday purposes within the maximum term permitted for rental without residential tenancy agreement under state and territory residential tenancy legislation.

Noise – Means any sound that is offensive to occupiers of neighbouring properties.

Owner – The person who owns the Property.

Service Fee – A fee charged for any additional services incurred during the holiday rental period as outlined above.

Tariffs – Fees charged for hiring the Property for a specific period of time.

The Property – Sundara Beach House, 42 Pacific Avenue Warri Beach NSW 2534.

Visitors – Any person/s a Guest invites to visit the Property during the period of the holiday rental and who does not stay overnight.