

CONDITIONS OF TENANCY

THIS HOLIDAY ACCOMMODATION IS LET TO YOU UPON THE FOLLOWING CONDITIONS:

1. **FULL RENTAL** and security deposit monies are payable **IN ADVANCE**, and before keys to the property are released.
2. **OCCUPANCY TIMES** are from: (2 to 3 P.M. to 10 A.M.) (or 12 P.M. to 4 P.M.). See front page of Rental Agreement for times applicable to your booking. Check out time must be strictly adhered to and keys returned to our office. An additional fee may be levied for late checkouts. Whilst every effort is made for your property to be ready by check in time, this may not always be possible.
3. **CLEANING** is the responsibility of the **TENANT**. Premises must be left clean and tidy and ready for immediate occupation by the next tenant, otherwise an additional fee will be charged and return of full bond may be jeopardised. All rubbish must be removed and refrigerator emptied of all contents.
4. **THE NUMBER OF OCCUPANTS MUST NOT EXCEED THE NUMBER STATED ON THIS CONFIRMATION SHEET. OVERLOADING WILL RENDER THE TENANT LIABLE TO CANCELLATION OF THE BOOKING.** Properties are regularly checked for compliance.
5. **TENANTS ARE REQUIRED TO SUPPLY THEIR OWN LINEN.**
6. No **FURNITURE** or effects are to be removed from the premises during the tenancy and all furniture and effects must be left in the same position as at the commencement of the tenancy.
7. All **BREAKAGES AND DAMAGE** to the accommodation and its contents must be reported to the agent and paid for prior to departure. Tenants agree to allow the Agent or his nominee to enter the rented premises to carry out any necessary repairs.
8. Tenants and occupiers agree **NOT TO CREATE ANY NUISANCE OR EXCESSIVE NOISE** causing annoyance to the owners or occupiers of any nearby premises. Failure to comply could lead to immediate cancellation of booking.
9. **NO PETS - ANIMALS AND PETS ARE NOT ALLOWED ON OR INSIDE THE PREMISES UNDER ANY CIRCUMSTANCES.**
10. No responsibility is taken for tenant's **PERSONAL PROPERTY** left on the premises. A charge will be levied for the retrieval and forwarding of property left on the premises.
11. Tenants are responsible for the safekeeping of accommodation **KEYS**. Duplicate keys are not always available. Tenants already in occupation requiring a key from the agent or his representative after office hours will be charged a service fee of \$50. Tenants are liable for damage caused when doors have been forced open owing to keys being lost. If the keys are lost the tenant is responsible for the cost of the replacement of a new lock.
12. The booking is made in **GOOD FAITH** by the Agent but may be subject to changes not notified by the owner prior to the commencement of the booking. We cannot accept responsibility for actions taken by the owner of the premises outside our control, as in changes to a property, cancellation of a property, or sale of a property. (Every reasonable endeavour will be made to offer alternative accommodation should this occur.)
13. **RENT REFUNDS** are at the discretion of the landlord. Refunds will be granted if the property can be let for the same rental period. Refunds do not apply where the tenant has not inspected the property and judges the property as unacceptable during, or at the commencement of their tenancy.
14. In the event of the property being offered for sale, the tenant agrees to allow the owner or his Agent to inspect the property with prospective purchasers during reasonable hours by prior appointments.