



HOLIDAY ACCOMMODATION TERMS & CONDITIONS

1. All bookings commence **after 1pm** on arrival date and terminate at **9:00 a.m.** on the date of departure.
Linen is not supplied in the rental properties, linen can be ordered from Tuncurry Washeteria 02 6555 6200 or Forster Launderette on 02 6554 6929.
2. **Overcrowding** Number of occupant is not to exceed the number on your booking confirmation. Beyond the capacity of the described premises will not be allowed. Failure to comply with this or any condition of tenancy will result in termination of the tenancy immediately.
3. **All balances of rents due are to be paid 30 days prior to arrival.**
4. **Any excess cleaning will be charged to the tenant. If the dishwasher is not unpacked there will be a \$50 excess fee. If a BBQ is provided and left unclean there will be an additional \$50 excess fee. If all rubbish is not removed from the property and placed in the outside bins provided there will be an additional \$50 excess fee. It is your responsibility to leave the property in a clean and tidy condition.**
5. Tenant agrees to allow Agent or his nominee to enter accommodation to arrange any necessary repairs.
6. All **breakages** and damage must be reported and paid for. Failure to do so will lead to a deduction from the bond.
7. **No animals** are permitted in any holiday property.
8. Tenants are responsible for the safekeeping of accommodation keys. Tenants are liable for damage caused when doors have to be forced open due to keys being lost and any locksmith charges incurred.
9. **Cancellations** – Deposits on cancelled bookings are only refundable (less a 15% cancellation fee) once the accommodation has been re-let for the full term of the cancellation and confirmed by a deposit.
10. All bookings made directly with Noble Realty are subject to a \$20 booking fee. All bookings made via a Stayz enquiry will incur an additional booking fee of 10% of total booking amount, payable for each booking and is payable with the 50% deposit. These booking fees are non refundable.
11. All bookings are made in good faith by us but may be subject to change as we may be 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. Every reasonable effort will be made to offer alternative accommodation should this occur. Rents are subject to increase without notice. Each tenant will be given the opportunity to of paying the increase or a full return of the deposit at their request. A booking fee of \$20.00 applies to all bookings.
12. 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 appointment.
13. We are not responsible for any unforeseen breakdowns of appliances etc however we will endeavor to have any repairs carried out as soon as possible. In the event of renovation/building work being carried out in or near the premises, such work is beyond our control and we cannot accept responsibility for any disturbance, noise or inconvenience you may suffer as a result. No discount will be negotiated for any of the above.
14. We hope you **enjoy your holiday** and we will endeavor to make your stay as relaxing as possible.
15. A **bond** applies to all accommodation, **minimum of \$200 and MUST be paid on, or prior to arrival.** Bond will be in the form of credit card swipe and will be destroyed after the property has been cleaned and deemed in a satisfactory condition.

To rebook this property for the same period next year, you MUST do this prior to vacating.