

## CONDITIONS OF TENANCY

1. Check in 1.00 p.m. and Check out is 9.00 a.m. Failure to do may result in extra charges being levied.  
Linen (towels/sheets/pillow cases etc.) NOT SUPPLIED BUT CAN BE ORDERED
2. Children under the age of 12 years are not permitted in lifts unless accompanied by an adult.
3. The number of occupants must not exceed the number stated on the receipt. Overloading will render the tenancy liable to cancellation of bookings.
4. All bookings are made in good faith by the agent, however the booking may be subject to any change or rent increase without notice. The tenant will be given the opportunity to pay the increase or the booking can be cancelled and a full return of deposit will be provided, the agent reserve the right o refuse or cancel any booking. The agent cannot accept responsibility for action taken by the owner of the premises which is outside the agent's control. The agent cannot be held responsible should a property be sold. If the property is sold this agreement may be cancelled and all monies refunded in full. A maximum of 30 days notice will be given. Every reasonable endeavour will be made to offer alternative accommodation should any of the above occur. Property descriptions are made in good faith however no responsibility can be accepted by the agent for any errors, omissions or misdescriptions either verbally or written, and while all courtesy will be given on genuine dissatisfaction we strongly suggest all tenants view website [www.forsterholidayrentals.com](http://www.forsterholidayrentals.com) for detailed photos and descriptions. Please choose your booking carefully, as deposits are not refundable or transferable.
5. Tentative bookings are held for 10 days only. To confirm booking 50% deposit plus a \$8.80 booking fee must be made. On payment of deposit the tenant authorises and directs the agent release the monies paid as a deposit to the owner. Balance of funds must be paid prior to collect of keys. Over Christmas period balance of rent must be paid at least 2 weeks prior to arrival otherwise keys will not be issued.
6. All cancellations must be in writing. Part cancellation of a booking will not be accepted. Deposits on cancelled bookings are only refundable, less a cancellation fee of 15% (min \$10) when and only when accommodation is re-let for the full term of the cancellation.
7. The tenant shall be liable for any loss or damage. All breakage's and damages must be reported to the agent and paid for immediately.
8. The agent is not responsible for any changes to inclusions, or unforeseen breakdown of appliances in the property. In the event of any renovation/building work being carried out near or in the premises, such work is beyond our control and no responsibility is accepted for any noise, disturbance, inconvenience you may suffer as a result. No discount will be negotiated for the above.
9. Receipts are issued on clearance of cheques. There will be a fee for dishonoured cheques.
10. Tenant agrees to allow agent to enter accommodation to arrange repairs or sales inspections.
11. Tenants are responsible for accommodation keys. Duplicates are not always available. Tenants in occupancy requiring keys out of office hours will be charged a \$30 service fee. Tenants are liable for any damage to doors or window locks. Agents available upto 8.00 p.m. on mobiles, after this contact Locksmiths on 0412006965 or 65556111 and arrange direct payment to them.
12. Premises are to be left in a reasonable clean and tidy condition. Defrost fridge, wash up, lock doors and windows and return keys to office or lock box on right hand side front office door.
13. No responsibility is taken for property of tenants. Tenants must insure their own property. A fee of \$50 will apply for the return of items left on the property. Tenant shall not park car ion premises except in space provided.
14. Tenant shall comply with all Body Corporate rules and shall not permit any noise or nuisance, which is liable to interfere with the peaceful enjoyment of any other person occupying adjoining premises.
15. For bookings 4 weeks or longer the agent is permitted to enter for inspection and tenant agrees to have the property cleaned by professional cleaners at least once a week at their expense.
16. Animals or birds are not allowed in or about the premises.
17. Fish or oysters must not be cleaned on the premises.
18. Furniture must not be moved around and only outdoor furniture should be used outside.
19. Re Bookings, must be made within 3 days of occupying the property.
20. A bond is required on selected properties. Refund of bond is done within 30 days of departure, following an inspection, and provided no damage has been caused. Should any damage be detected which has not been reported to our office, the cost of rectifying the damage will be deducted from your bond refund.
21. For all emergency repairs please contact the emergency phone number on our office door.
22. It is a breach of the strata titles act to hang clothes and towels over or on balconies.
23. Failure to comply with any of the above conditions will result in termination of your tenancy with 24 hours of verbal notice by the letting agent.
24. The premises mentioned herein are let for holiday purposes only for the period stated on the receipt.
25. On payment of the deposit hereof the tenant authorises and directs the agent to release the monies paid to the owner prior to the booking.
26. The tenant shall park cars or boats on the premises, except in specific areas allowed for the purpose.
27. No liability is accepted in contact or for any injury, debt, damage, loss, delay, expense or inconvenience caused directly or indirectly by events beyond the agents or owners control or which are not caused by neglect or default by the owner or agent.
28. To secure a booking, deposits are required to be paid within 10 days of the booking. Payment may be made by cash, cheque, money order, and direct deposit into our trust account or credit card.
29. These Terms and Conditions override any discrepancies between these and the Terms and Conditions in the Holiday Brochures, as changes may have occurred since printing of brochure.