

## **BOOKING TERMS & CONDITIONS**

### **Cancellations**

All cancellations must be advised in writing. No refund of the deposit can be made until the holiday house is re-let for the period of your cancelled booking. If this is achieved, the deposit will be returned to you less a \$50 administration fee.

### **Payment**

Deposit – 100% of the total of your tariff amount is required at the time of booking to secure your holiday. Our preferred method of payment is via Credit Card or Direct Deposit

we reserve the right to cancel your booking and re-let the property if possible – unless you have made other arrangements in writing with us and we have agreed in writing to those arrangements.

## **SECURITY BOND**

Credit Card details are required for a Security Bond. The bond is our protection for the cost of any damage or misuse and will not be charged if the cottage is left clean and in good condition, or no extra cleaning is required.

## **CONDITION OF TENANCY**

- The property, 58 Washburton Road Ulladulla NSW 2539, is let to you for holiday purposes only for the period stated on your booking form.
- The Rate, Booking, Payment and Cancellation Terms of your accommodation are as set out on the booking form.
- Any breakage, damage or theft from the property, is the responsibility of the tenant.
- The cottage is fully self contained. Daily service is not included
- It is a condition of rental that you are responsible for the safety of yourself and any guests and children who visit the cottage at your invitation. You are responsible for all possessions which you or your guests bring to the property. Children must be supervised at all times, and must be accompanied by an adult whilst inside the animal enclosures or whenever interacting with the animals. It is a condition of rental that no additional guests or visitors are admitted to the property without the prior consent of Rosie and Griff Cupitt.
- Please ensure that you leave the property as you found it on arrival. Exceptionally dirty premises, removal of items or any damage, will incur a \$50 cleaning fee or charged for damaged items. This includes charges for rearranging furniture, dirty BBQ or unwashed dishes.
- No parties are permitted at the cottage (evidence of a party will result in loss of security deposit)
- This is a non-smoking property. If you are a smoker, please do so outside the house, disposing of all cigarette butts in rubbish bins, not in gardens or on lawns. Remnants of smoking indoors will result in a \$200 cleaning fee.
- We, as owners of this holiday property, take no responsibility for theft or loss of any tenants' property and suggest that you be aware at all times of the security of your personal effects by securing the property when you are absent.

- The maximum number of persons residing in this property is 4. Extra persons residing at the property will place you in breach of the Terms and Conditions of your Tenancy.
- If you breach the conditions of your booking, we reserve the right to terminate your tenancy immediately and recoup any subsequent loss we may suffer from your bond.
- We will do our best to deal with all booking enquiries in good faith, however we cannot accept claims for any costs which relate to booking misunderstandings, other than to provide a full refund of the booking fees, within the constraints of the Terms and Conditions relating to your booking and set out on this booking form.