

HOLIDAY RENTAL AGREEMENT Terms & Conditions

1. Upon full payment of the Rent and Bond the Owner shall grant the Tenant a license to Beach Paradise Holiday House ("Premises").
2. The Tenant shall ensure that no more than the agreed numbers of persons stay at the Premises at any time.
3. The Tenant agrees to pay the Deposit, Balance and Bond by the dates specified and the Owner is authorised to charge the same to the Credit Card. Bookings will not be confirmed until full payment is received. The Owner may cancel the booking where any amount due is not paid by the due date.

Cancellation Policy	
More than six weeks prior to arrival	Your deposit will be refunded less \$100 management fee
Within six weeks of arrival	The rental is non-refundable unless we can re-book the period or under special circumstances maybe transferable at the discretion of the owners. The deposit and balance is refundable less \$100 management fee.

4. The Tenant shall not permit any party, function, or hazardous activity or light any fire in or near the Premises. Conducting a business related activity on the premises is not permitted unless approved by the owners. We accommodate guests up to 8 people, but stress this is **NOT A PARTY HOUSE**. Undue noise will not be tolerated. This house is situated in a residential area and consideration for the permanently residing neighbours is appreciated.
5. The Tenant shall not allow into the Premises or surrounding grounds any pet or animal without permission from the owners (Pet Booking Form required). You are fully responsible for your pet. The area around the property is not fully fenced. Please fill out and fax/e-mail our Pet Booking Form if you require a pet to join you on holidays.
6. Smoking in the Premises is not allowed.
7. The Tenant shall put the garbage bin out on leaving and remove any garbage which does not fit within the appropriate bin (this does not mean using the neighbor's bins). The Tenant shall pay for all rubbish removal, cleaning and deodorising charges for breach.
8. During your stay guests may use the 2 car spaces in the garage and three on the driveway in front of the garage. Parking on council or neighbors property is not allowed; these cars may be towed or prosecuted.
9. Tenants must clean the BBQ prior to departure otherwise \$100 will be deducted from the bond for cleaning fee. It is the responsibility of the Tenant when vacating the premises to clean the property and leave it as it was when checking in. A cleaning fee for more than standard cleaning will be deducted from the bond if a cleaner has to be engaged for extra work to the premises.
10. The Tenant shall close and lock the doors and windows, and alarm the Premises when not occupied and upon leaving.
11. The Tenant shall take reasonable care of the Premises and Contents and shall leave them in the same condition as they were at the Start Date. The Tenant is responsible for any damage to or loss of the Contents howsoever caused during the Rental Period. Unless the Renter notifies the Owner of any shortage or damage by 5PM on the Start Date, the Tenant agrees that the Contents were present and in good condition at the commencement of the Rental Period. The Owner may deduct any loss or damage to the Premises or Contents from the Bond and charge any excess to the Credit Card.
12. The Tenant agrees to use the Premises and Contents at their own risk and hereby releases to the fullest extent permitted by law the Owner and any agent from all claims howsoever arising in connection with the House, the Premises or Contents including by breach of contract, duty or statute ("Claims"). Further, the Renter shall indemnify the Owner and any agent against any Claims made by any other person or entity in relation to the Rental Period.
13. The Tenant shall not permit excessive noise or other nuisance or conduct at the Premises during the Rental Period. Strictly No Schoolies. You must be **25 years** and over to rent this property. NO MUSIC after 10:00PM weekdays/12AM weekends.
14. Bookings will not be confirmed until deposit is received. The owner has the right to cancel a booking at any time.
15. The Tenants are responsible for the following costs: Repairs/replacement of all damage/breakables/pilferage, any need for professional repairs or re-tuning plasma screen TV/DVD, stereo system and Surround Sound. The property is keyed with security keys. If a key is lost a fee is payable to have the house completely re-keyed.
16. The Owner may terminate this license and exclude the Tenant without notice or refund for any breach.

THESE TERMS & CONDITIONS HAVE BEEN READ AND AGREED BY: _____
TENANT DATE

TO FINALISE YOUR BOOKING, FAX OR E-MAIL A COPY OF THIS SIGNED RENTAL AGREEMENT (AND, IF REQUIRED, A COPY OF YOUR SIGNED PET AGREEMENT) ALONG WITH A COPY OF YOUR CURRENT PASSPORT/DRIVERS LICENCE AND YOUR PAYMENT DETAILS. ONCE RECEIVED AND PROCESSED, YOU WILL RECEIVE A CONFIRMATION EMAIL. 24 HOURS PRIOR TO ARRIVAL BOND WILL BE TAKEN AND ACCESS DETAILS TO THE PROPERTY WILL BE EMAILED.

Credit Card Payment Details	
Payment Type (please circle):	VISA MasterCard
Card Number: - - -
Name on Card:
Security Code (3 digits): Expiry:

Office Use Only	
Date Payment Received: Amount:
Authorisation Number:
Bond Received: Bond Returned:
Bond Amount: Authorisation:

Direct Deposit Payment Details: National Australia Bank
Account Name: Beach Paradise Central Coast Account Number: 753 063 655 BSB: 082 135

Please send your completed form (with accompanying documents) to:
E-mail: info@beachparadise.com.au Fax: (02) 9362 9290