

## Terms and Conditions of Rental – Salty Towers

Effective 12<sup>th</sup> February 2021

The premises are let for holiday accommodation purposes only, for the period agreed upon with the Lessor:

- **Lessor:** Property owners or property owners' representative
- **Lessee:** Person making the booking and accepting full responsibility for protection of the property, behaviour and actions of all guests and compliance with terms and conditions
- **Tenants:** Persons occupying the premises in accordance with the rental agreement
- **Acceptance of Terms & Conditions:** Payment of the deposit constitutes the Lessee's acceptance of the terms and conditions
- **Booking Payment:** A non-refundable deposit of the greater of 50% or \$500 is required to secure the booking with balance paid in full at least 14 days prior to occupancy and a booking is not confirmed until the deposit is received in full
- **Rental Payment:** Full payment is to be received 14 days prior to occupancy and rights are reserved to cancel the booking and re-let if not received
- **Security Bond:** Valid credit card details with a minimum credit balance of A\$500
- **Cancellation Policy:** Cancellation by the client will attract the following charges

Greater 3 months – administration fee of 15% of the total rental

1 to 3 months' notice – 50% of total rental amount if unable to be replaced by a booking of similar value

Less than 1 months' notice – 100% of total rental amount if unable to be replaced by a booking of similar value

- **Owners Booking Alteration:** The lessor will make every effort to ensure the property is available as booked but rights are reserved to cancel or make alterations to bookings due to unforeseen circumstances
- **Subletting and Licensing:** Use of the premises and agreement requirements and obligations shall not to be sublet or licenced to any other person
- **Condition of Premises:** Lessee will make every effort to maintain the provided condition of the premises and the Lessor will provide the premises in good working order and maintain amenity during the rental period with reasonable endeavours

- **Number of Tenants:** The number of Tenants is restricted to the rental agreement and rights are reserved to terminate the booking for non-compliance
- **Linen:** Failure to use linen will incur a cleaning charge as a minimum and rights are reserved to terminate the booking for non-compliance
- **Nuisance and Annoyance:** Nuisance, noise or disturbance which may interfere with the quiet enjoyment of persons in neighbouring premises is not permitted and rights are reserved to terminate the booking for non-compliance
- **Access and Departure:** Premises will be available from 2pm on day of arrival until 10am on day of departure
- **Departure Condition:** Premises are to be left in a clean and tidy equivalent to the arrival condition with doors secured, lights and fans turned off and any rubbish removed and disposed at a suitable refuse station
- **Damages:** Damage, breakages, and losses to/of the building, its furniture, fittings and contents, are the responsibility of the lessee during occupancy and shall be reported as quickly as possible where impacting occupancy by subsequent tenants and at least prior to departure of the premises
- **Insurance:** Lessee is responsible for insuring their own property and rental risk and no responsibility whatsoever is taken for the property of tenants on or near the premises or elsewhere
- **Power:** The Lessor has provided a fit for purpose solar power system with back-up diesel generation capacity and takes no responsibility for inconvenience, loss or damage due to system malfunction or from actions of the Tenants in not using the system in accordance with provided information on equipment type and use and power conservation
- **Waste Disposal:** Oil, fat, coffee grains and other concentrated food and drink substances are not be disposed to the kitchen sink or toilet wastewater drainage system
- **Fuel Storage:** Fuel is not permitted to be stored in or around the premises
- **Penalty:** The Lessor reserves the right to claim compensation from the security deposit for any loss, damage or maintenance caused by tenant occupation
- **Smoking:** Smoking is not permitted within the premises