



TERMS & CONDITIONS OF TENANCY

Tenants to supply:

- Bedroom, bathroom and kitchen linen and similar.
- Personal hygiene and cleaning items including soap, toilet paper, detergents.

The property is SMOKE FREE and is to be left cleaned and tidy with all rubbish removed (including recyclables) or you will lose your security deposit.

The property is fully furnished, including pillows, doonas/blankets, basic kitchen utensils and cleaning equipment. However, bedroom, bathroom and kitchen linen are not supplied (i.e. sheets, pillowcases, towels, tea towels) unless indicated otherwise. Personal hygiene and cleaning items including soap, toilet paper, and detergents are also not supplied. Food stuffs are not supplied.

1. TENANT'S OBLIGATIONS

The tenants will:

- Provide general security in and around the property during the said occupancy.
- Notify the Owner of all breakages, damage, failure of electrical or plumbing equipment as soon as practicable.
- Leave the property in a cleaned and tidy state - "as you found it". Vacuum all carpets and floors, wash tiled floors, clean showers / bath / toilets / hand basins / sinks, wipe down all kitchen / bathroom / laundry bench tops, empty dishwasher and stow away crockery and cutlery.
- Remove all rubbish, bottles, food and personal items
- Remove all rubbish from the property on departure.
- Securely lock the property at the time of departure.
- Not allow domestic pets on or about the property during the tenancy.
- Not permit smoking inside the property or outside in the vicinity of doors and windows. No cigarette smell in the house or butts in the garden or we will deduct from the security deposit for cleaning.

A cleaning service at the tenants' expense may be available subject to availability. Price on application when booking and well before tenancy.

2. BOOKINGS

All bookings are accepted by the Owner in good faith but are subject to change or cancellation prior to the commencement of the booking.

3. DEPOSIT

A security deposit is required.

Full payment is required prior to or when picking up the keys.

4. METHOD OF PAYMENT

Cash, direct bank deposit or via Airbnb. Any bank deposit must be confirmed as having transferred before we hand over keys.

5. OCCUPANCY

The tenant acknowledges:

- That the property is rented for private holiday use and NOT for commercial purposes, parties, receptions or the like.
- That more persons than are booked at the date of reservation will not be permitted to reside in the property.
- No tent, annexe, caravan or other temporary accommodation will be permitted at the property during the tenancy.
- On the commencement of the tenancy, entry to the property will be after 4:00pm and tenants must vacate the property before 10:00am on the day the tenancy ends.

6. KEYS

Key collection time is by prior arrangement with the Owner.

Please contact the Manager, Sabine on 0406 320 285 (M) (+61406 320 285) to arrange a time.