

# Booyong Conservation

## Short Term Lease Agreement

### CONTACTS

Caretaker: Bob Williams

Phone: 0429 198 909 or 6587 1054

Owners - Brett Williams: 0401 667 686 and Michelle Williams: 0422 627 026

Email: [enquiry@booyongconservation.com](mailto:enquiry@booyongconservation.com)

Website: [www.booyongconservation.com](http://www.booyongconservation.com)

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Please review terms and conditions outlined and sign below to acknowledge your understanding and agreement. If you have any questions, please call Michelle on 0422627026.

### **PREMISES**

676 Comboyne Road

Byabarra, NSW 2446

### **PERIOD OF RENTAL**

From 2 PM on \_\_\_\_\_ to 11AM on \_\_\_\_\_

### **TENANT'S PARTICULARS**

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Contact Phone No. \_\_\_\_\_

Email address: \_\_\_\_\_

Driver's License No: \_\_\_\_\_

Car Registration: \_\_\_\_\_

Number of Adults: \_\_\_\_\_

Number of Children (including ages): \_\_\_\_\_

Signature: \_\_\_\_\_

Signature \_\_\_\_\_

## BOOKING RATES

Weekend Rate \$165 per Night (Friday, Saturday and Sunday nights – Minimum 2 night stay)

Midweek Rate \$150 per Night (Monday to Thursday night - Minimum 2 night stay)

School Holiday rate \$165 per Night (Minimum 5 night stay)

Long Weekends (\$185 per Night (Minimum 3 night stay)

Extra Rates apply for additional guests - \$20 per person per night.

## PAYMENT

A deposit of one (1) nights accommodation is payable at the time of booking. The balance is required a minimum five (5) days prior to check-in. If the booking is within a 30 day period, 100% of the charges are due at the time of booking. Bookings are not confirmed unless and until the deposit is received. Payment of the Deposit constitutes acceptance of the terms and conditions.

**SECURITY DEPOSIT (BOND) OF \$200** – A credit card authorisation must be provided to the Property Owner/Caretaker upon confirmation of your booking. Any damage, loss or expense incurred as a result of a breach of these Terms & Conditions will be charged against the credit card. Examples include but are not limited to any breakage, damage or excess cleaning requirements, extra guests or visitors beyond those declared.

Please tick method of payment:

- Direct Deposit or
- Credit Card Direct

## Direct Deposit Details

Account Name: Brett Williams

BSB: 704 865

Account Number: 02185715

## AUTHORITY TO DEBIT CREDIT CARD

I hereby give authority to Booyong Conservation to charge any costs associated with this lease to my credit card including 'damage bill' accounts.

Card Type: \_\_\_\_\_

Credit Card Direct Deposit

- AMEX 3.3% Surcharge Applies
- MASTERCARD / VISA 2.2% Surcharge Applies

Card Holder Name: \_\_\_\_\_

Card Number: \_\_\_\_\_ EXPIRY \_\_\_\_\_ CCV Number: \_\_\_\_\_

Signature: \_\_\_\_\_

## **CANCELLATION POLICY**

Bookings are non-refundable, however dates can be rescheduled with 14 days' notice. Part cancellation of a

## **BOOKING CONDITIONS**

- i. Gas & electricity charges are inclusive of the booking rate.
- ii. The Tenant must return all keys and vacate the premises by 11.00 am on the day of departure, otherwise rental will be charged up to and including that date on which the keys are returned.
- i. Replacement for lost keys will be at the Tenant's expense.
- ii. The Tenant must maintain and leave the property in a clean, tidy and undamaged condition. In the case of non-compliance a cleaning fee of \$25.00 per hour will be charged against the Tenant's credit card.
- iii. The Tenant is fully responsible for all breakages and damage caused to the property, furniture, fittings or any consequent loss suffered by the Property Owner/Caretaker. Any such breakages, damage or loss must be reported IMMEDIATELY to the Property Owner/Caretaker and either replaced to the satisfaction of the Property Owner/Caretaker, or paid for prior to departure. Failure to comply with this condition will result in a debit of any such costs and expenses to the Tenant's credit card.
- iii. Walkie talkies are available for the Tenant's use. The Tenant is fully responsible for any loss, damage or breakages to the walkie talkies. All costs associated with repairs or replacement will be borne by the Tenant and debited to the Tenant's credit card.
- iv. The property shall only be used as short term holiday accommodation. Only the specified number of occupants named in this agreement are to occupy the property. Occupancy of more than the stated number of persons may render the Tenant liable to cancellation of this tenancy.
- v. No furniture, fittings or fixtures are to be removed from the property.
- vi. No smoking is permitted in the property.
- vii. The Tenant will allow the Property Owner/Caretaker to enter and view the state of the property if needed.
- viii. Pets are not permitted on or in the vicinity of the property. If pets are found the Tenant will be liable for the cost of cleaning and/or fumigating the property.
- ix. No responsibility is taken for the Tenant's personal property left on the property and such property may be disposed of within one month by the Property Owner/Caretaker.
- x. The Tenant or any persons using the property shall not conduct themselves in a manner which is a nuisance or annoyance to adjoining or neighbouring occupiers and shall comply with the requirements of all statutory laws, regulations and by-laws applicable in respect of the property.

## **SPECIAL CONDITIONS**

1. Credit card details will be held by the Property Owner/Caretaker for payment of any outstanding monies owed by the Tenant during & after tenancy including extra cleaning charges, damages etc.
2. The Tenant agrees to allow the Property Owner/Caretaker to hold in their possession duplicate keys to the property.
3. The Tenant agrees that the Property Owner/Caretaker does not accept responsibility for damage to persons or property whilst occupying the premises. This extends to damage caused by vehicles parked on the roadside in front of the property.
4. The Property Owner/Caretaker does not accept responsibility for any noise, disturbance or inconvenience caused as a result of renovation/building/road works being carried out in or near the vicinity of the accommodation

5. A strict no party policy applies to this property. If the Tenant breaches this policy a \$1000 per day penalty will be applied to the Tenant's credit card. The Tenant will also be evicted from the property immediately without a refund.
6. The Tenant/s agree to adhere to the Conservation Agreement provisions as follows:
  - No domestic pets or livestock are permitted in the conservation area;
  - Pesticides or fertilizers are not to be used within the conservation area;
  - No wood of any kind can be removed from the property or conservation area;
  - The use of trail bikes and four wheel drive vehicles are not permitted in conservation area;
  - No native vegetation is to be removed from the conservation area.

#### **BREACH OF TERMS AND CONDITIONS**

Should the Tenant breach the terms and conditions above then the Property Owner/Caretaker may re-enter the Premises. A breach of any of these terms and conditions shall also permit the Property Owner/Caretaker to refuse to hand over the keys and/or immediately terminate the holiday letting.

We thank you for your patronage and hope you enjoy your stay.