

# **Conditions of Stay @ The ReTrO Shack**

Aldinga Beach 5173, South Australia

## **1. BOOKINGS:**

- Payment of a deposit confirms acceptance of these Conditions of Stay for the booking duration
- If requested, all bookers must provide the full name, residential street address and a mobile phone number of the person responsible for the booking who must be 18 years of age or older.
- The ReTrO Shack is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The ReTrO Shack owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

## **2. DEPOSIT:**

- A deposit is payable to confirm a reservation request
- At the time of deposit being paid, the booker shall acknowledge receipt of these Conditions of Stay and be bound by them.

## **3. BALANCE OF RENTAL:**

- The balance of the rental for the accommodation is to be paid prior to 14 days of arrival.
- If the balance is not paid 14 days prior to arrival, the booking may lapse and the deposit may be forfeited.

## **4. METHOD OF PAYMENT:**

- Direct Bank Deposit is preferred
- Cheques or money orders via arrangement (Funds must clear prior to 14 days of arrival)
- Credit card payments can be made subject to negotiation via Paypal (<http://www.paypal.com>).  
\*\*\* A 5% surcharge applies to all Paypal transactions to cover fees.

## **5. CANCELLATION:**

- If a cancellation is made prior to the commencement of the booking, all monies paid by the tenant in respect of the booking less an administration fee of \$25 will be refunded **IF THE PROPERTY IS RE-LET FOR THE SAME PERIOD FOR THE SAME COST**
- NO money will be refunded if the property is NOT re-let for the same period OR a tenant is asked to leave the property due to non-compliance with these conditions of tenancy

## **6. SECURITY BOND:**

- A security bond of at least \$200 is required via direct bank deposit in addition to all accommodation charges to cover any potential costs for any breakages, repairs and/or extra cleaning.
- The security bond will be returned within 7 calendar days of departure into the tenants nominated bank account, less any cleaning or repair costs.
- If repair and/or cleaning costs exceed the bond amount, the tenant will be liable for all costs incurred.

## **7. OCCUPANCY:**

- The tenant acknowledges that the The ReTrO Shack is for private holiday use and NOT for commercial purposes (including photography shoots), parties, receptions or the like.
- The tenant shall not permit more persons to stay over night in the property other than the number of persons booked on the date of reservation.
- The tenant shall not permit a tent, annexe, caravan or other temporary accommodation at the property during the tenancy without seeking prior permission
- The tenant must keep the property and all furnishings in good order

## **8. CATS & DOGS:**

- All cats & dogs staying at The ReTrO Shack must be up to date with all vaccinations, worming & flea treatments.
- All pet waste must be collected, bagged and placed in the outside domestic waste bin prior to departure.
- Cats & dogs must have access to fresh water and shade at all times.
- It is essential that at all times dog owners abide by all pertinent laws regarding dog control.
- Dogs with barking problems are not welcome at The ReTrO Shack and complaints from neighbours will be actioned appropriately
- Pets must not be left unattended at The Retro Shack
- Pets must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from the security bond
- The ReTrO Shack owners assumes no responsibility for illness or injury that may incur to pets or humans while on the premises

## **8. KEYS:**

- Tenants may enter the property after 2:00pm on the day the stay commences and must vacate the property before 10:00am on the day

the stay ends unless other arrangements have been previously agreed.

- Information on where to find the keys for the Retreat will be provided within 7 days prior to arrival
- If keys are lost or misplaced by the tenant, a \$75 call-out fee for after hours attendance and for key replacement is payable. Unforeseen circumstances after hours may require a locksmith at the tenant's expense.

## 9. TENANTS' OBLIGATIONS:

- The ReTrO Shack is a privately owned property offering all furnishings, beds, kitchen utensils and cleaning equipment.
- The tenancy is conditional upon the tenant:
  - Providing general security in and around the property during occupancy.
  - Notifying of all breakages, damage, failure of electrical or plumbing equipment as soon as practicable. The cost of rectifying any such losses caused by the tenant may be charged accordingly (see "6. Security Bond").
  - Leaving all fixtures and fittings (inside and outside) in the identical locations they were found on arrival
  - All dishes to be washed and dried properly (**there is a dishwasher**) and returned to cupboards
  - While no specific cleaning is required before departure, excessive cleaning not commensurate with the amount of booked guests or duration may be deducted from the bond
  - Normal volumes of domestic waste may be left at the property in the correct provided bins. Bins to be left on the footpath for Council collection as instructed.
  - Securely locking the property at the time of departure and returning the keys as instructed.
  - Smoking is strictly prohibited within the dwelling. Cigarette butts to be collected and placed in the outside bin on departure
  - DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime.
  - Due consideration must be given to surrounding residents at all times in relation to noise.