

## **Short Term Rental Property Agreement: 76 Park Ridge Drive Bouvard**

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Contact phone 9447 3264 or 0418 940 050 or [spb1@iinet.net.au](mailto:spb1@iinet.net.au)

Check out time 10.00am Check in time 2pm

### **BOOKING CONDITIONS**

A Booking is not confirmed until the Bond of \$200.00 is received and receipted *within 7 days* of the initial booking otherwise a cancellation will occur. This payment also acts as Deposit and should be in the form of a cheque that will be held in trust.

### **BOND**

The \$200.00 is held as a Bond/Deposit, in addition to the rent payment. This is refunded after your departure and the home having been inspected for damage and cleanliness.

The **full rental payment** is *due 30 days before* the booking date and must have been paid before key pick up can be arranged.

### **HOUSE NUMBERS**

On no account can the number of tenants exceed the number of beds in the home. If this condition is disregarded the Bond will be automatically forfeited.

### **CLEANING**

Please leave property clean and tidy.

Note: Check out time on the day of departure is 10.00am allowing enough time for cleaners to prepare the property ready for 2pm check in time.

### **DOGS**

Dogs are not allowed on the property unless a special arrangement has been made with the Owner.

### **REFUNDS AND CANCELLATIONS**

The full rental is required as per arrangement with the Owner and can be forfeited if short notice cancellation is received and the accommodation cannot be re-booked. In all other cancellations a \$10.00 fee is charged for the reissuing of cheques.

### **KEYS**

On checking out please leave the keys in the letterbox at the property ready for the cleaners to pick up.

Unlocking of houses either for loss or unavailability of keys will involve a \$25.00 Service Charge.

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### **GUEST'S PROPERTY**

All personal belongings, baggage, vehicles and other property of the Guests of any description shall be at the risk of the Guest at all times. The Owner does not accept responsibility for any loss or damage thereto.

### **TO REFUSE OR REVOKE BOOKINGS**

The Owner reserves the right to revoke or refuse to honour any property accommodation booking which may in the opinion of the Owner be unsuitable for the Property.

### **GUEST OBLIGATIONS IN RESPECT OF THE PROPERTY**

The Guest shall be responsible for the Property during the Guest's stay. The guest shall take all reasonable care of the Property and at the end of the stay shall leave the Property including utensils, fixtures, fittings and equipment on, in or about the Property in a clean and tidy condition.

The guest shall be liable for any breakages or damage caused to the Property or any part thereof or any of the chattels therein that may occur during the Guest's occupation of the Property and all costs of repair and replacement thereof shall be payable upon demand to the Owner. Any damage or breakage to any part of the Property or any of the chattels therein shall be reported to the Owner as soon as practicable after the damage occurring thereto.

### **ARBITRATION**

Should any dispute arise between the Owner and the Guest which cannot be mutually resolved the matter will be referred to arbitration by a single arbitrator agreed to by the parties. However, failing agreement upon a single arbitrator then a single arbitrator appointed by REIWA (Inc) shall act as sole arbitrator in accordance with the provisions of the Commercial Arbitration Act 1985 as amended and whose decision shall be final and binding on the parties.

### **AVAILABILITY OF PROPERTY**

The short term accommodation contract negotiated by the Owner and the Guest is made on the understanding that the Property and its facilities as stated in the booking confirmation will be available as represented to the Guest. Should any events what so ever arise beyond the reasonable control of the Owner which render the property inhabitable (e.g. flood, fire, storm, tempest etc) then the Owner may have to cancel the Guest's booking for the property. Should such circumstances arise then the balance of all monies paid by the Guest (unused days paid for), in respect of the property will be refunded by the Owner. Upon refund of the monies paid, the guest shall have no further claims against the Owner of the Property.

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**BOOKING FORM    BOOKING FORM    BOOKING FORM**

**TERMS AND CONDITIONS**

I have read the terms and of the Short Term Rental Property Agreement and agree to rent **76 Park Ridge Drive Bouvard** at the per night rate of \_\_\_\_\_ or at the weekly rate of \_\_\_\_\_.

Enclosed is the Bond/Deposit of \$200 with the full rental payment of \$\_\_\_\_\_ being due on \_\_\_\_\_.

**Signed:**

**Address:**

**Date:**

**Contact Details:**

*Please return this form to SP Baker 17 Beckington Way Karrinyup WA 6018 within seven days.*