

# Dennis Sea Accommodation Conditions

The landlord reserves the right to terminate this agreement and requests the property to be immediately vacated without refund when/if the tenant is:

- Causing malicious or deliberate damage to the property or untidy conduct.
- Smoking inside the premises or on the balcony. All smoking to take place outside the house and cigarette butts carefully disposed of in the bins provided.
- Being and causing public nuisance, excess noise or undesirable behaviour.
- Accommodating more persons than specified on receipt (tenants will be charged \$15 per night per visitor sleeping over)
- Setting up permanent or makeshift structures i.e. tents, caravan etc.
- Ignoring warnings/requests from the care-takers/landlords or continued breach of any rules set out herein.

In addition to the above:

- For cancellations, the deposit/bond will only be refunded if the property can be re-booked for all of the corresponding period for the same designated cost, plus a minimum of \$50 cancellation fee will apply.
- No pets allowed except where consent is given by the landlord in writing (pets must remain within the designated areas and under no circumstances be allowed to enter the house). Tenants must also clean up after their pets.
- Rent must be paid in full one Calendar month prior to occupancy.
- the deposit/bond will be returned after departure provided the premises are vacated in a satisfactory order and all items are accounted for and left in good condition where they were found. Tenant to forward banking details otherwise bond will be refunded via cheque.
- All damage, breakages and lost keys must be reported and replaced or paid for by the occupants. A \$20 charge will apply where spare keys have to be made out of hours.
- The house and surroundings must be left in a clean and tidy condition at all times or a cleaning service charge of \$20 plus hourly rates shall apply.
- All rubbish must be disposed of in appropriate bins and any excess is to be taken home.
- With telephone bookings, the description of the premises by the landlord is made in good faith but no responsibility for misdescription can be accepted.
- We do not guarantee TV reception or performance.
- Tenants are responsible for the cleaning of the home before departure or a cleaning charge will be deducted from the bond.
- No removing of flowers or fruits from the garden unless consent is given by the landlord.

**I agree to abide by these Accommodation conditions:**

Signed: \_\_\_\_\_

Date(s) of Occupancy: \_\_\_\_\_

**THANK YOU FOR STAYING AT DENNIS SEA ACCOMMODATIONS.**

## OFFICE USE ONLY

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Full name:

Address:

Telephone:

Mobile:

Email

The house \_\_\_\_\_ was found in a (an) \_\_\_\_\_ condition.

Bond amount: \$ \_\_\_\_\_ Bond returned in full:    yes        no

Damage/loss incurred:            yes        no

If yes state replacement cost and give a description of the costs incurred:

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Keys returned:    yes    no

Landlord's/caretaker's signature: \_\_\_\_\_

Date: \_\_\_\_\_

Tenants signature: