

Casa Del Mar Rental Terms and Conditions

ADDRESS: 2 Giles Road, Palm Beach, Waiheke Island, Auckland 1081.

CHECK-IN TIME is after 3 P.M. and **CHECKOUT** is 12 pm.
(Early Check-in or late checkout is by arrangement)

- This is a NON SMOKING house (indoors).
- Pets are OK but are by special arrangement.
- The person taking the lease must be 25 years of age or over.

DAMAGE/RESERVATION DEPOSIT

A reservation deposit of \$300 is required. This must be received within five (5) days of making the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within seven (7) days of departure, provided the following provisions are met.

- No damage is done to the property, linen or its contents, beyond normal wear and tear. Please see note on septic system below (If any damage is done please report it to us)
- All debris, rubbish and discards are placed in rubbish bins provided, and soiled dishes are placed in the dishwasher and it is started.
- Furniture must be returned to its original location and no chattels are to be removed, incl. books, CD's etc.
- The property is left locked. Downstairs key is left on the kitchen shelf below the glass cabinet and the front door key is returned to the lockbox.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by the owner.

PAYMENT

An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments via direct credit. The BALANCE OF RENT is due twenty-one (21) days before your arrival date.

CANCELLATIONS POLICY

Cancellations that are made more than thirty (30) days prior to the arrival date are subject to a 5% cancellation fee or \$50, whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date incur a 25% charge. Cancellation within 14 days will incur a 100% charge. Any deposit in excess of the cancellation fee will be refunded within 7 days of cancellation. Cancellation or early departure does not warrant any refund of rent. Vercoe Family Trust (VFT) reserves the right to cancel a reservation at any time.

MAXIMUM OCCUPANCY

The standard number of guests is limited to six (6) persons. An additional charge of \$50.00 per person per night for guests in addition to six (6) will be assessed with a maximum of 8 allowable.

MINIMUM STAY

This property requires a two (2) night minimum stay. Longer minimum stays are required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.

NO DAILY HOUSEKEEPING SERVICE

While linens and bath towels are included in the house, daily maid service is not included in the rental rate. However, it is available at an additional rate of \$65 per service. We suggest you bring your own beach towels etc. Any lost or severely damaged linen or towels will incur a charge for replacement.

INCLUSIVE FEES

The required cleaning fee includes a one-time linen & towel setup. Other amenity fees are included in the rental rate.

WATER AND SEPTIC

The house operates on a rainwater tank and septic systems. It will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to three hundred dollars (\$300).

FALSIFIED RESERVATIONS

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS

Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING

Please be careful not to encroach on the neighbour's driveway, please park within the property if possible.

OUTDOOR FIREPLACE

You are welcome to use the fireplace as long as there is no fire-ban in place. Only clear the ashes into the rubbish before you leave if they are completely cold. This usually takes two days. You will need to purchase firewood at a service station or supermarket.

STORM POLICY

No refunds will be given unless the national or local authorities order mandatory evacuations on the island.

TRAVEL INSURANCE

We recommend guests purchase travel insurance.

DISCLAIMER

The Homeowners (Vercoe Family Trust) are not responsible for any accidents, injuries or illness that occurs while on the premises or on the property. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. All vehicles, baggage and belongings are the sole responsibility 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. If for some reason a claim is upheld the maximum liability is \$1000.

NOTES -

1. Where we refer to days notice in written and numerical form we are referring to calendar days of the week and not "working days" so we count Saturday and Sunday in our counting of days.
2. The named tenants agree to provide only true and correct information
3. The tenants agree to be responsible for all charges due on this holiday house booking. Bookings are only confirmed once a deposit has been received in the owner's bank account.
4. Details of this agreement are subject to change without prior notice as are details of the website www.zealander.co.nz/waiheke and the guest information document.
5. **PRIVACY-** All information gathered about guests will remain confidential and will not be shared with any third-party.

The house is rented from the home owner Vercoe Family Trust.