

648 Goondoloo Rd, Bowhill, (known as Byjingos,)

Booking terms and rental agreement.

Bookings: Only confirmed, after this form is completed and returned + \$400 bond deposit.

To guarantee your booking, please confirm early, or possibly lose your dates. NO BOND = NO BOOKING

Your bond is refunded subject to inspection of Byjingos within 7 days after your stay. Fees for:- a) Cleaning b) Rubbish removal c) Damage d) Late departure e) Unapproved camp-fire f) Tampering with owners private property etc, may be deducted. **A minor single issue may be ignored, multiple issues will not.**

Full rent payment due 14 days prior to occupancy. Minimum \$550 for 2 nights + \$200 for each following night.

1. Time of entry: After approx' 2pm. **Time of Departure:-** Before approx' 12.00 noon. **Cameras on site!**

Early entry from 9am may be available. \$50 fee applies. Check with agent.

Late departure until 5pm may be available. \$50 fee applies. Check with agent.

These extra hours are dependent upon adjoining bookings or owners required access.

2. Cancellations: Unlike a Motel or Caravan Park, your booking with Byjingos will block out all other potential bookings, therefore these cancellation fees will apply :-

- a) More than 21 days = \$100 . b) Between 21 days and 7 days = \$200. c) 7 days to 48 hours = \$300
d) Under 48 hours. = Full rental fee, no rental refund.

Owner reserves the right to cancel your booking (very unlikely) at any time with a full bond refund.

3. Extra persons: There are beds with mattresses for 7 people. Camping is OK outside the house for an extra 13 people (bring your own tents, swags, caravans, etc.). Any more than a total of 20 people (all ages) is then classified as "An Event". An "event fee" applies as double all the standard fees. Discuss with agent.

4. NO smoking or pets allowed inside home. Removing smells or pet fur etc deducts \$50 from bond.

5. Keys: Agents letter has booked dates/times, plus key collect and return details. **Please read the letter!**

6. Tenant to supply:-

- | | |
|---|--|
| * Kitchen & bathroom, tea towels & towels. | * Sheets, Blankets, Pillows, sleeping bags. |
| * Soaps, toilet paper, rubbish bags. | * Dish washing and cleaning products. |
| * Safe drinking water, food, torches. | * First aid kit, hats, gloves, fly nets/spray. |
| * Allow for possible extreme temp's in summer and winter. Consider clothes, creams etc. | |

Power, water and gas are off-grid with low supply. **Especially electricity.** Avoid bringing heating appliances. le:- Hair dryers, room heaters, coffee machine, slow cookers, electric blanket etc. They flatten batteries.

7. Camp fire: only allowed:-

- a) In designated fire pit, b) During low or no winds, c) Not during Fire Danger Season. d) Not on a Total Fire Ban Day. e) Attended at all times by a responsible person. f) Completely extinguished if unattended. Lots of dead firewood on ground, just a short walk or drive on property. **Please don't attack live trees.**

8. Breakages: Any damage or breakages must be promptly reported and paid for by the tenant.

9. Cleaning: Your booking is also an agreement to clean Byjingos at departure. Including furniture, B.B.Q, fridge, stove, all floors throughout. Leaving Byjingos clean, tidy, suitable for the **next tenants expectations.**

The Agent/Owner reserves the right to deduct from bond a **minimum \$50.00 cleaning fee** (separate from rubbish fee) if required, to ensure Byjingos is cleaned to the above requirements.

Initials _____

10. Rubbish: All rubbish to be removed from the house, recycle bin and anywhere on property. A minimum \$50.00 fee (separate from cleaning fee) will be deducted if any rubbish is not removed. Including broken camping gear or vehicle parts. Byjingos is unlike a Motel or Caravan Park. We don't have on-site cleaners, therefore save yourself the money and remove all rubbish from house and property, keep it clean!

11. Byjingos owners reserve the right to access without notice for fence, track, fire or urgent house maintenance. Also to cancel booking for other reasons. (Very unlikely). Full bond refund if owner cancels.

12. Any maintenance or general complaints, please advise agent or owner on 0412 842 671 within 12 hours after vacating to attend to ASAP. If no such notice, tenant agrees house and property acceptable with no complaints.

Allowed activities:- Is tenants own activities of:- Bush walking, bird watching, star gazing, motor bike and or quad bike riding, BMX, camping, archery, naturism, loud music, dancing, free running dogs, night walks, camp fire on non-fire ban days. In general, activities not included within the "excluded activities"

Excluded activities:- Shooting, baiting, subletting, fireworks, vandal damage, organised races, live tree damage, unregistered guests, events without notice. Or any other activity deemed as illegal by local Police.

PLEASE NOTE Should any of the above "excluded activities" be undertaken. Tenants will forfeit all or part of the BOND amount, plus any compensation fees, and **may be asked to vacate Byjingos immediately.**

I/we accept full responsibility for my/our own safety, health and well being, including first aid.

I/we acknowledge that:-

1. Any activities, being allowed or excluded, may be dangerous.
2. These dangers which are obvious to me/us as a reasonable person or guardian of others (obvious risk).
3. As a matter of law I have no right to claim compensation from the owners of Byjingos if I/we are harmed because of the obvious risk materialising while engaging in either the allowed or excluded activities.
- 4 I/we are aware that trees, bushes, rocks, fences, seating, snakes, spiders etc, may be harmful even deadly.
5. I/we are aware and voluntarily assume all risks associated with any activities and any animals.
6. I/we indemnify Byjingos owners from all claims and cost I/we would have or be able to bring if I/we are injured or killed or if any clothing or other property is damaged or lost whilst at Byjingos regardless of how that injury, death, damage or loss happens and even if (by way of some examples) it happens as a result of:
 - a) The negligence or recklessness of someone else, or animals.
 - b) The condition, adequacy or suitability of Byjingos, tracks, landscape, terrain, trees & bushes, rocks, buildings, B.B.Q, car parks, children's play equipment, paths, landscaped areas or any similar items.

Entitlement to Byjingos:- Should any of my activities result in a loss, damage or death, claimed against: a) Byjingos property or person/s b) Neighbouring properties or person/s c) Government property or person/s and such loss, damage or death result in a successful claim against Byjingos owners. I/we decline any such judgement against the Byjingos owners and release Byjingos owners from any current or future claims.

Signed as sole representative of all over 18 tenants on page 3 of 3. Having read, understood and agreed, then explained their individual legal obligations, all the terms and conditions of this agreement. Under 18s are not party to this agreement and place full responsibility with their over 18, parents/carers on page 3/3.

1.Name _____

Signature _____

Mobile _____ Drivers License _____ Date ____/____/20____

All tenants from 1. onwards, over 18 years, hold full responsibility for under 18's.

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“We trust you will enjoy your 1st (or return) short holiday at Byjingos”