

## Terms & Conditions for Schoolies Bookings

The terms and conditions herein specified relate to all accommodation booked by Great Ocean Retreats for the Torquay and Jan Juc area between the dates of 26 November to December 18 2011.

### ***Payment:***

50% deposit of the total rent due plus a \$250 booking and administration service fee is to be paid within 14 Days of booking to Great Ocean Retreats by one of the following methods; direct debit into our nominated bank account, by personal or bank cheque, money order or credit card\*.

***\*Please note all credit card payments incur a 2% surcharge.***

The final payment for all properties booked for this period is due by no later than **30 September 2011.**

Failure to pay monies due by the specified dates listed above may result in your booking being forfeited.

**Full Payment is due immediately on any booking taken after September 30 2011.**

### ***Bond:***

A Security Bond of \$2000 will be held by Great Ocean Retreats on each property booked for this period. **The Security Bond on all properties is due on November 1 2011.** This bond must be received by one of the following methods; direct debit into our nominated bank account, bank cheque, money order or credit card\*.

***\*Please note all credit card payments incur a 2% surcharge.***

Two unconditional guarantors for the property must be registered with Great Ocean Retreats who are either the parents or legal guardians of a minimum of two individual tenants at the property.

The Bond shall be returned to the nominated guest within 21 days of departure from the rented premises. This shall occur after the management of Great Ocean Retreats have confirmed that no additional expenses have incurred or any damages or breakages occurred.

## ***Bookings:***

All bookings are subject to negotiation and approval with owners. A booking may be cancelled or altered by the owner at any time. In the event of this occurring we will endeavour to find alternative accommodation. Great Ocean Retreats cannot be held responsible for the action taken by the owner, third party or unforeseen event occurring beyond our control.

A cancelled booking by a guest will result in all monies paid being forfeited. If a replacement booking is found only the booking/administration fee of \$250 will be retained.

It is the responsibility of the guest to ensure that the information on your confirmation form is correct. This includes dates booked and amounts charged.

## ***Rules:***

All tenant's names and details are to be registered with Great Ocean Retreats on the provided Tenant Booking Form.

Great Ocean Retreats must be notified of any and all alterations to the specified Tenant Guest List.

Keys to any property will not be issued until **all** occupants are present at a designated induction meeting led by Great Ocean Retreat Management to be held at the property you are staying at on the day of arrival.

The number of guests must not exceed the number agreed to at the time of booking

Departure time on your check out date is **strictly 10am**

**NO** Excess noise from stereos, TVs or DVDs or other electronic equipment, loud voices etc is to be made at anytime. For the respect of neighbours, minimal noise is to audible outside of the property at anytime. Additionally if the police are called or your group is warned for noise more than once, your bond will be forfeited and you will be evicted

**Only registered guests are to be on the premises after 9pm.** Failure to comply with such may see the total bond forfeited and/or the tenancy terminated if any damage is found.

**Under age drinking and/or drug taking will not be tolerated** or persons under the influence of same be allowed on the property. If either is discovered then police and both guarantors will be immediately notified.

No abusive or foul language will be tolerated at any time.

**All properties are non-smoking.** Evidence of smoking in any property will result in a \$200 cleaning charge being deducted from your bond. Failure to collect all cigarette butts from outside the property will result in a \$200 charge being deducted from the bond.

Great Ocean Retreats reserve the right to conduct **spot inspections at any time** with no prior warning if information we have received warrants such inspection.

We request that you inspect your property upon arrival. Any **report of prior damage must be received by Great Ocean Retreats within 24 hours of your arrival.**

**ALL DAMAGES, BREAKAGES OR LOSSES to the property furniture or furnishing will be deducted from the bond.**

**Loss of keys** will attract a \$50 fee

Upon departure no excess rubbish is to be left at the property, dishes and cutlery washed and returned to rightful place. All floors are to be swept, vacuumed and mopped as required. All bathrooms and toilets cleaned. All cigarette butts, bottle tops and broken glass removed.

All damage and breakages must be reported BEFORE your departure.

\*\* Important note: The management of Great Ocean Retreats reserves complete discretion when interpreting and implementing all Terms and Conditions. All rights are reserved to terminate the tenancy immediately with 100% cancellation charge for any remaining nights if any of the above terms are not met by any tenant or tenant's guest at the property or if any unforeseen event is to occur that could cause loss to the property owner, Great Ocean Retreats, employees or contractors of Great Ocean Retreats.

## ***Privacy***

All personally identifying information that you provide voluntarily (e.g. name, address and phone number) will only be used by Great Ocean Retreats to respond to your enquiry and to provide our services and to offer you other products or services that we believe may interest you. Great Ocean Retreats will not sell, trade, share or licence the information you provide to any other entity.

## ***Disclaimer***

Great Ocean Retreats does not accept liability in contract or tort for any injury, damage, loss, delay, additional expense or inconvenience caused directly or indirectly by force majeure or other events which are beyond our control or which are not preventable by reasonable diligence on our part including, but not limited to war, civil disturbance, fire, floods, extreme weather, acts of God, acts of Government or of any other authorities, accidents, theft to or failure of machinery or equipment or industrial action. For the avoidance of doubt, the Cancellation Policy applies to cancellations by reason directly or indirectly related to events which are beyond our control including warnings issued by any authority.