

SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (hereinafter: the "Agreement") is entered into and made effective as of the signing date by and between the Property Owner/Operator ("Owner") and the Guest (together – the "Parties").

Terms not specified in this Agreement shall be in accordance with the House Rules or the Reservation Policies, which are provided separately by the Owner.

ACCOMMODATION TERMS

1. Compliance

The Guest agrees to abide by all rules and regulations set forth by local laws.

2. Behaviour & Noise

The Guest shall behave in a respectful manner and shall be good neighbours, respecting the rights of surrounding property owners. Creating a disturbance shall be grounds for immediate termination of this Agreement and/or forfeiting all or part of the deposit payment.

Guests are advised that the property has a noise monitoring system installed which will be triggered if noise levels are excessive. Guests will be notified, and if a call-out is required, guests will be charged.

3. Use of Property

The Guest commits not to use the property for any illegal or commercial purpose, including sub-letting or allowing more than the maximum permitted (16 guests for the main house).

4. Damage

The Guest is responsible for any breakage or damage caused by the Guest or members of their party.

5. Refusal of Entry / Eviction

The Owner may refuse entry or require the Guest to leave if disturbance, damage, or unauthorised guests occur.

6. Parking

There are four parking spaces associated with the property at the back. Guests should use these spaces first and use the public highway only if required.

7. Events

No events or parties without prior written consent.

8. Access

The Owner may access the property with reasonable notice or immediately in emergencies.

9. Alterations

No changes without prior written consent.

10. Outdoor Noise & Quiet Hours

Quiet hours are between 10:00 pm and 8:00 am. No outdoor music after 10:00 pm.

11. Rubbish

Rubbish must be disposed of appropriately. Excess rubbish will be charged.

12. Liability Waiver

The Guest waives liability for injury, accidents, or loss of valuables.

Additional Policies such as Rates and Fees, Check-In/Out Time, Cancellations, Minimum Stay, Smoking, Pets, Maximum Guests allowed, Children and age, Security Deposit etc. will be according to the House rules or the Reservation policies which are provided separately by the Owner.

General

- Any change and/or in addition to this Agreement, House rules, and Reservation Policy will be valid only if it is carried out in writing and all sides have signed.
- Any announcement sent to either of each side from the other by registered post in accordance with the precise address written in the introduction of this contract will be considered if received after 96 hours from the time of sending it from the post office.
- This Agreement (including any House rules or Reservation policy) expresses and reflects all that was agreed between the parties and cancels any agreements and/or other understandings between them.

SIGNATURES

The Guest

The Owner

Date: