



## **TORQUAY ACCOMMODATION CENTRE**

### **Surf Coast Holiday Rentals & Accommodation (SCHR)**

#### **LETTING POLICY: 20<sup>TH</sup> November – 15<sup>TH</sup> December**

The Letting Policy 20<sup>th</sup> November – 15<sup>th</sup> December is effective for all Holiday Rentals in the period specified above.

#### **Surf Coast Holiday Rental Terms & Conditions 20<sup>th</sup> November till 15<sup>th</sup> December**

1. Security deposit to be lodged with SCHR for \$1000 via bank cheque/money order/ for the tenancy period
2. In addition to the above, minimum two unconditional guarantors for the property must be lodged with SCHR for the property booked that are parents of a minimum of two tenants.
3. No refund for cancelled or terminated bookings
4. All tenants names to be registered with SCHR prior to tenancy commencing
5. \* Only registered tenants permitted after 9pm any night onto the property. If any persons other than registered tenants are invited on the property then the total bond of \$1000 will be forfeited. Also tenants will be evicted on the spot if damage is found.
6. \* No illicit drugs to be brought onto the property or persons under the influence of same to be allowed onto the property. If found, Police will be notified as well as both guarantors
7. \* Under age drinking not permitted on the property. If found, Police will be contacted as well as both guarantors
8. \* Neighbours of the rented property will be advised of the tenancy and asked to contact SCHR reporting any alleged disturbance. If, on attendance by SCHR the claim by neighbours is substantiated, then a \$100 call out fee will be deducted from bond monies held.
9. \* No parties or gatherings of people who are unregistered tenants after 9pm. Penalties and eviction applies. See above "5"
10. \* Noise/music at all times of the day to be kept to acceptable levels

**\* Important Note** The management of SCHR reserve their right to terminate the tenancy immediately if any of the above conditions listed above, as well as any unforeseen circumstance that may cause a loss to the Property Owner of the property, SCHR, SCHR employees or the general public. No refund available for cancelled or terminated booking/s. SCHR respects the privacy of all their clients. All private information retained by SCHR will only be used for the purpose of client holiday booking. No information will be on-sold to any third party for advertising or database usage.

**Property Details:**

Address:.....

Total Tenants residing: .....Max total not to exceed sleeping capacity on the property.

Registered Tenants insert name and all to sign. On signing, you agree to abide by all Terms & Conditions of Surf Coast Holiday Rentals and understand that any serious breach will result in termination of the tenancy and costs for any damage will be passed on to the below mentioned guarantors:

- 1. Name:..... Signed:..... Dated:.../.../....
- 2. Name:..... Signed:..... Dated:.../.../....
- 3. Name:..... Signed:..... Dated:.../.../....
- 4. Name:..... Signed:..... Dated:.../.../....
- 5. Name:..... Signed:..... Dated:.../.../....
- 6. Name:..... Signed:..... Dated:.../.../....
- 7. Name:..... Signed:..... Dated:.../.../....
- 8. Name:..... Signed:..... Dated:.../.../....
- 9. Name:..... Signed:..... Dated:.../.../....
- 10. Name:..... Signed:.....Dated:.../.../....

**Guarantors Acceptance of all Terms & Conditions for the tenancy**

All guarantors signing this contract agree that they are responsible for any loss incurred to the owner of the property whilst within the rented period of the tenancy above the \$1000 bond lodged.

**Guarantor 1**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 2**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 3**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 4**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 5**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 6**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 7**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 8**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**Guarantor 9**

Name:..... Signed:.....A/H PH:.....

ID: Drivers License: ..... Expiry: ...../...../.....

Witness: Name:..... Signature:..... Date:...../...../.....

**For and on behalf of Surf Coast Holiday Rentals:**

**Office Use**

Name:..... Signed:..... Dated:...../...../.....

Witness: Name:..... Signature:..... Contact Ph: .....