

RENTAL TERMS AND CONDITIONS

1. CHECK-IN TIME is after 3p.m., and Check-out at 10 A.M. NO LATE OR EARLY CHECK-IN/CHECK-OUT TIMES without prior arrangement is allowed under special circumstances only.
2. This is a NON SMOKING UNIT. Smoking must be done outside please.
3. Pets are not permitted in the rental unit under any conditions.
4. We will not rent to vacationing students or singles under the age of 25 years of age unless the party is accompanied by a lecturer, guardian or parent.
5. DAMAGE / RESERVATION DEPOSIT - A damage/reservation deposit of R_____ (SA Rand) is required. This must be received within seven (7) days of booking 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 fourteen (14) days of departure, provided the following provisions are met:
 - a. No damage is done to the cottage and its furnishings/content, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rent, lost keys or services rendered during the stay.
 - c. All debris and rubbish and discards are placed in the dumpster, soiled dishes are placed in the dishwasher and cleaned. d. All charges accrued during the stay are paid prior to departure.
 - e. All keys and alarm remotes are left on the dining room table or handed back to the rental agent. f. No linens or towels including throws are lost or damaged. g. No upholstery has been damaged
 - h. No early check-in or late check-out was requested.
 - i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by the owner of the property.

1. PAYMENT - An advance payment equal to 30% of the rental rate is required 60 days before arrival. The advance payment is not a damage deposit and will be applied toward the rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to The Accommodation Emporium with your reference number which has been indicated in our first communication to you. The BALANCE OF RENT is due 30 days prior to your arrival date. Please make payments to the bank account of which the details appear below or post to: The Accommodation Emporium, 5 Dirkie Uys Street, Hermanus, 7200, South Africa.

2. CANCELLATIONS - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty except the damage/security deposit. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

3. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must advise of such changes at least ninety (90) days prior to check-in.

4. CHILDREN are allowed on the premises at the sole risk of parents or guardians. Under no circumstances will the owner or the rental agent or security services employed by the owner be held responsible in any way for accidents of any nature, illness, or injury of a child or renter. By accepting this reservation in signing this agreement, it is agreed that all renters or guests whom they may invite to use the premises, expressly assume all the risk of harm arising from the use of the premises, to be their own.

MAXIMUM OCCUPANCY-The maximum number of guests is indicated on the Rental Rates and charges quote and you will be limited to those numbers. An additional charge of R _____ per person per night for guests in addition to that number will be charged.

6. THE PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY. Shorter stays will be charged as a three (3) night stay. Holiday periods may require a longer minimum stay.

7. INCLUSIVE FEES - Rates include a one-time linen/towel setup. Amenity fees are included in the rental rate.

8. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, a daily maid service is not included in the rental rate, however is available at an additional rate. Beach towels are provided for your convenience but we suggest you bring and/use your own as these almost always get lost on the beach or along the way or damaged. We do not permit bath towels or linens to be taken from the units.

9. RATE CHANGES - Rates subject to change without notice.

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

11. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policy be approved in writing in advance.

By signing below, I agree that I have read and fully understood the terms and conditions of rent set out in the preceding text, and herewith agree to all terms and conditions of this agreement.

Signed (*print full names and surname please*)_____

On this _____ day of _____ 2008 _____
(Signature)