

# LETTING CONTRACT FOR DE VALLE 55 HOLIDAY FLAT

Please read and sign the following, declaring that you will adhere to all stipulations. Please send the signed document back to the owner.

## CHECK-IN/CHECK -OUT PROCEDURE

1. Check-In.

Check-in time is 14:00 on the day Vacationer's scheduled reservation begins. No early check-ins without prior consent of Owners.

2. Check-Out. Check-out time is 10:00 on the day Vacationer's scheduled reservation ends. Any delay in check-out, without prior consent of Owners shall result in Vacationers being charged additional monies.

Date of arrival: \_\_\_\_\_

Date of departure: \_\_\_\_\_

Number of nights: \_\_\_\_\_ Tariff: \_\_\_\_\_ Total: R \_\_\_\_\_

## CONFIRMATION OF BOOKING

Confirmation of the RESERVATION will be made via email on receipt of proof of payment of a 50% deposit. The balance of the payment will be due no later than 30 days before occupation during the year, and two months for a December occupation, otherwise the reservation will be seen as cancelled and no refund of the deposit will be made. If the booking is made less than 30 days before occupation date, the full amount is payable immediately to confirm the booking.

## CANCELLATION POLICY

There is a 48hour cooling-off period after confirmation of a booking. If the booking is cancelled withing this period, the deposit will be refunded. If cancelled thereafter, your deposit is forfeited and you will not be refunded.

## USE AND ENJOYMENT OF UNIT AND PROPERTY

### USE OF PREMISES

Vacationers will comply with all local laws, ordinances and community rules regarding the use of the premises. Vacationers will comply with all owner's rules as set out in the Welcoming file within the unit. Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

A copy of the complex's rules is in the Welcome file as well as pinned on the notice board next to the lift. These rules must be followed strictly.

**PARKING OF VEHICLE**

Each unit have its own parking bay. You may only park in parking bay No 55, which is situated right next to the washing lines. Only one vehicle per unit is allowed inside the premises. Trailors must be parked in the designated trailor parking area.

Parking bays close to the entrance that are not numbered may be used for offloading. You are not allowed to park in any other unit's parking bay. Additional vehicles may be parked in the parking area opposite the entrance gate.

**OCCUPANCY**

At no time, shall the occupancy of the vacation rental exceed 5 persons.

**QUIET ENJOYMENT**

Residents of the other flats are entitled to the quiet enjoyment of their units. Any disturbance resulting in police action, neighbor's complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

**BEDDING**

No bedding is supplied, although there are pillows. Visitors must bring their own sheets, duvets/blankets and pillowcases.

**NUMBER OF GUESTS**

The flat can accommodate 5 people maximum.

**SMOKING**

Smoking is NOT allowed in the apartment.

**PETS**

Pets are NOT allowed on the premises and therefore not in the flat.

**FURNISHINGS**

The unit is furnished by the Owner. The unit is equipped for light housekeeping. All paper goods, cleaning products, towels and linens are the responsibility of the vacationer.

**USE OF BRAAI FACILITIES**

No fires are allowed on the balcony. Braai facilities are available in the communal area next to the swimming pool.

**LOCKED CUPBOARDS**

Vacationers will not be provided a key for Owner's personal storage spaces. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and Vacationer will be liable for any damage and/or missing items.

## **DAMAGES AGREEMENT**

Any damages to the building, rental property and its furnishings caused by Vacationers and their guests, will be for the account of the Vacationer. If you break anything, please replace it, including glassware and crockery.

## **KEY AND BREAKAGE DEPOSIT**

A refundable R500 breakage deposit is payable on arrival. Payment to be in cash. No card facility on premises. Deposit will be refunded per EFT within 24 hours, minus the cost of any damages, breakages or for failure to return any and all of the flat's keys and beach gate tags.

Any damages exceeding the above deposit amount will be for the Vacationer's account. This must be paid within 24 hours after receipt of our invoice.

If departure is between 7 and 10am, the inventory will be checked by the owner in the presence of the Vacationer, and if all is well, the deposit will be refunded in cash immediately. It is the responsibility of the Vacationer to inform the owner timeously of departure time, preferably the day before.

## **KEY PROCEDURE**

Only when the booking amount is paid in full before occupation, will the keys be handed over. On the day before arrival, a telephone number and person's name will be provided with whom vacationer must communicate to arrange for place and time to collect the key. The key must be returned to the same person after your stay.

## **CLEANING**

There are no cleaning services during your stay. The flat should be left in the same condition as originally found. Any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in a cleaning charge of R500.

## **HOLD HARMLESS**

Owner attempts to properly maintain the flat. The vacationer agrees to immediately notify the owner of any maintenance problems, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur over which he has no control. This includes, but is not limited to: lift out of order, power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as appliances, television, etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Vacationers or their guests as a result of the acts of said Vacationers and guests. Owner is not responsible for any theft or damage to vacationer's belongings during their stay at the vacation rental. Upon written or electronic endorsement, vacationers agree that they have read and understood this agreement. The vacationer accepts all terms, conditions, and restrictions without exception.

**VACATIONER'S INFORMATION**

Vacationer's name: \_\_\_\_\_

Street address: \_\_\_\_\_

City: \_\_\_\_\_

Province: \_\_\_\_\_ Postal code: \_\_\_\_\_

Email address: \_\_\_\_\_

Telephone number: \_\_\_\_\_ ID No: \_\_\_\_\_

Number of guests: \_\_\_\_\_

**I hereby confirm that I have read and understand the above conditions of booking and occupation and undertake to pay all fees as invoiced by the owner.**

Vacationer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**VACATIONER'S BANKING DETAILS (For refunding of key & breakage deposit via EFT)**

Acc holder: \_\_\_\_\_

Bank: \_\_\_\_\_

Type: \_\_\_\_\_

Acc no: \_\_\_\_\_

Branch code: \_\_\_\_\_

Ref: De Valle Deposit

**OWNER'S INFORMATION**

Owner's Name: Annette & Dirk Coetzee

Address: 7 Seekat Str, Tergniet

Name: Annette Coetzee

Email: annette@africa4u.co.za  
or info@devalle55.co.za

Fax no: 086 613 5232

Cell no: 0824114378

**OWNER BANKING DETAILS**

Payment to be made via EFT

Acc holder: Annette Coetzee

Bank: Capitec Bank

Type: Savings account

Acc no: 1439247747

Branch code: 470010

Ref: Your name