

## **The Grange Portsea - Terms & Conditions**

1. The Grange Portsea is rented out exclusively to one party at a time.
2. There is a minimum booking of two nights; the total tariff includes linen. During our peak season, a one week (7 nights) minimum is required. During peak period this is subject to availability.
3. To secure your holiday booking, we require a deposit of 25% of the total tariff. Your reservation becomes a confirmed booking once The Grange Portsea receives the deposit.
4. Full payment of the balance must be received 30 days prior to the start of your booking.
5. You agree to pay a security deposit of \$1000; this is required to be paid when the final balance is due. The security deposit is used to secure damages, breakages, extra rubbish removal and extra cleaning during your stay, and any other cost incurred by the owner resulting from your stay that were unforeseen.
6. Cancellation of the booking 60 days prior by either party, will allow for a full refund of the deposit. A cancellation made less than 60 days prior will only receive a refund of the deposit if the house is re-let for the reserved time. Any cancellation between 14 and 30 days prior to the booking will forgo their deposit, less than 14 days and you will forego any refund.
7. Check-in time is from 2:00pm and checkout time is 10:00am unless a early/late extension has been organised prior to arrival.
8. The number of occupants must not exceed the number that was agreed upon reservation.
9. The Grange prohibits functions of any sort. Functions are defined as being gatherings significantly over and above the resident guests. Functions also include the provision of external equipment like additional chairs, marquees and outdoor amplification equipment.
11. The Grange is in a quite residential area with permanent residents as neighbours. The EPA prohibits loud noise from 10:00 pm Sunday to Thursday and from 11:00 pm Friday and Saturday, and we ask that guests consider our neighbours particularly after dark.

# THE GRANGE - PORTSEA

12. Professional photography and videography requires prior consent.

13. If at anytime during your stay these conditions have been breached, we reserve the right to terminate your stay immediately and/or your security deposit will not be refunded.

14. Please put rubbish in bins provided and place out on Sunday evening for pick up the following morning.

15. Cars must be parked inside the boundaries of the The Grange Portsea and not in residential streets nearby.

Thank you again, for your interest in The Grange Portsea.  
Please contact us for further information.

Signed by the tenant

Date

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Name:

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Please fax to: 03 98276651 or post to: Locked Bag 5400 South Yarra, VIC 3141