

Indigal/Pueblo Renter Agreement - Template

This Agreement is made and effective from {*booking date*} between Indigal Pty Ltd and {*Booking Person*} regarding the Rental Property known as {*Property Name*} and applies to the Guest's stay from {*arrival date*} to {*departure date*} but also applies to any other dates which may be included if the reservation is changed. This Agreement applies to all members of the Guest's party no matter the age or affiliation.

A payment of {50%} is taken by Indigal at the time of the booking. Any remaining balance must be paid {30} days prior to the arrival date, or this Agreement may be cancelled by the sole option of the Lessor.

Cancellation and Refund Policy is as follows: *Guest receives full refund if cancellation occurs more than 30 days before arrival; No refunds within 30 days of arrival.*

COVID 19 Refund Policy is the same as the Cancellation and Refund Policy described above.

Any refunds due to Guest from a credit card payment will be refunded within 30 days by either:

1. Credit card transaction - a 4% surcharge applies.
2. Direct deposit to Guest nominated bank account - no surcharge.

In consideration of the rent received and the mutual promises contained herein, Indigal Pty Ltd hereby lease and rent to Guest(s) {*Guest Name*} under the following House Rules and Terms and Conditions:

House Rules

- Guest numbers: as per booking confirmation.
- Additional Guests (including day visitors): discuss with Owner/Property Manager, written approval required, fees apply.
- No Pets allowed.
- No smoking indoors.
- No parties.
- No Candles including insect repellent ones.
- Pool:
 - For use between 7am and 9pm.
 - Children must always be accompanied by an adult once entering the fenced pool area.
- Check-out: Property to be vacated by {*checkout time*} with completed checkout requirements - short list provided at the Property.
- Property is to be left clean and tidy.
- Guest agrees with Property's Terms & Conditions detailed below.

Terms & Conditions

1. Booking Person is responsible for:
 - Informing all Guests of the House Rules and Terms & Conditions.
 - All Guests behaviour.
 - Any damage or breakages to building/contents/gardens and the costs associated with any replacement and/or repair.
2. All guests are responsible for their own possessions. Guest's possessions are not covered by the Indigal Pty Ltd insurance.
3. Requests to postpone or reschedule a booking are the same as a Booking Cancellation and the Cancellation and Refund Policy applies.
4. The Property will be in good order and condition, if found otherwise upon Guest arrival, Owner/Property Manager will be contacted immediately.
5. Guest allows Lessor/Property Manager to enter premises at any time for inspection purposes should Lessor reasonably believe that Guests are causing or have caused any damage to Rental Property. Guest further agrees to grant Lessor access to Rental Property for purposes of maintenance and repair.
6. Guest agrees to indemnify Lessor and Owner from and against liability for injury to Guest or any their Party occupying Rental Property resulting from any cause whatsoever including, but not limited to, injury sustained while on the Property except only such a personal injury caused by the gross negligence or intentional acts of the Lessor or Owner.
7. Guest's must not breach the STRA Guest Code of Conduct
<https://www.fairtrading.nsw.gov.au/resource-library/publications/code-of-conduct-for-the-short-term-rental-accommodation-industry#guests>

Therefore, I understand the House Rules and Terms and Conditions upon which I am agreeing to and will abide by these Rules and accept these Terms & Conditions.

I enter into agreement freely with the Lessor of the Rental Property at my own risk, acknowledging the risks inherent in indoor and outdoor activities and assume any and all responsibility for myself and all my guests.

e-sign by Guest