

## Introduction

Beach Towels@Berrara will be your home for a few days. Please treat it like your own home and your stay will be more enjoyable.

PLEASE NO SMOKING IN THE HOUSE, there are plenty of outdoor areas at Beach Towels. If you do have to smoke, please empty all ashtrays and do not leave butts around the place. This will require extra cleaning that will come out of your bond.

BEACH TOWELS is dog friendly but your dog must be approved before you can bring it down with you. Extra conditions apply and approval must be given in writing. No cats allowed, we love our native birds and animals.

## How to Find Us

From the North drive down the Princes Highway from Sydney for two and a half hours (depending on traffic). From the highlands or mountains you can come down through Wollongong or Kangaroo Valley to Nowra and then onto the Princes Highway. From Canberra either come down to Batemans Bay and then up the Princes Highway or the new road from Braidwood to Nerriga and then onto the Princes Highway at Tomerong (13kms of gravel road). From there take the Sussex Inlet turn off and just before you reach the township make a right hand turn at Springs Rd to Cudmirrah and Berrara. This will be the first road on your right from the highway. Drive along Springs Rd past Swanhaven and Swan Lake, through Cudmirrah, on to Berrara. As you come into Berrara the road will end and fork off to the right and left. Take the left hand turn and continue to take a further two left turns around the headland till you reach Beachway Avenue. Turn right into Beachway Avenue and then right into Surfway Avenue. We are the second house on the left hidden behind the privacy of the garden. Pull into the driveway, you are here! BE CAREFUL WITH YOUR GPS AS IT MAY SEND YOU DOWN OLD BERRARA ROAD WHICH TURNS INTO AN IMPASSABLE DIRT ROAD.

Berrara is a secluded coastal village that has a fantastic beach and lagoon to swim in, with estuary and beach fishing as well. It borders Conjola National Park so the beach is pristine and uncrowded. The national park holds an abundance of wildlife and fauna making this location a natural wonderland. Swim, surf, snorkel, fish, bush walk or on the other hand do nothing but relax in the sun. A great family holiday.

## BOOKING CONDITIONS

Our booking terms and conditions may sound quite draconian, they are necessary to ensure that everyone has a trouble free and enjoyable stay. You will find us very reasonable and understanding owners so any problems should be communicated to us immediately so they can be resolved.

We also get on very well with our neighbours who are a friendly local face and can help out with local information. They can also report back to us if there are any problems so we urge you to respect our terms and conditions.

1. For short notice bookings made within 30 days of the arrival date the full tariff plus bond must be paid in advance by EFT when the booking is confirmed. The bank account details are provided on your booking confirmation and invoice document.

A copy of the deposit slip should be faxed to 02 97478966 or emailed to [beachtowels@surfway.com.au](mailto:beachtowels@surfway.com.au) as soon as the deposit has been made. A receipt will be emailed back to you confirming your booking.

2. For bookings 31 days or over in the future a 50% deposit must be paid within 2 days of making the booking. This must be done by direct bank deposit or by cheque. We prefer direct bank deposit. The amount to be paid and the date to be paid by will always be noted on the Invoice. The booking is only confirmed once we receive the deposit in our account or the cheque is cleared.

Balance of rental plus the full bond must be paid one month before you arrive. Receipts for payment of bookings by cheque or direct deposit are issued subject to clearance.

3. A security deposit of \$200 with no dog or \$500 with a dog must be paid along with the booking. This must be included with the full payment for short notice or with the final payment for long term bookings, and is held until the property has been checked for damage and cleanliness and any missing items. Once this is Ok the security bond is refunded (almost always within 7 days).

5. Be sure with your booking before making it. A cancellation fee of \$100.00 will apply-

a) If the property is re-let for the total period booked by you, the cancellation fee only will be charged and the balance refunded.

b) If the property is NOT re-let for the total period formally booked by you,

all monies paid by you will be forfeited. We will do our best to relet the property by immediately updating our web sites to show that it is available, however the less notice we are given of the cancellation, the less chance of it being rebooked.

6. On your day of arrival, check in time is after 2p.m. (unless prior arrangements have been made) and premises must be vacated by 10a.m. on departure day (unless prior arrangements have been made). Keys will be made available at the property inside a lock box. The combination and location of the box will be emailed through before your arrival. Keys will only be available if full payment has been made prior to arriving. Do not turn up at the property expecting to be able to pay the balance and get the keys. This must have been done prior.
7. Disturbance to neighbours, including excessive noise is unacceptable and may result in termination of tenancy. This includes barking dogs if you have been approved to have a dog. Usually dogs bark when they are lonely so please try and include your dog in your activities.
8. Parties and Functions are strictly prohibited. Not only does this result in extra rubbish and potential property damage, but is also a disturbance to our good neighbours. Any extra rubbish removal, cleaning and repairs will be charged for. Quiet BBQ's with friends however are encouraged and the entertainment areas are set up for the outdoor lifestyle.
9. The number of persons occupying the property is restricted to the number on the booking confirmation receipt and must not exceed the capacity of the property which is 6 persons. Extra guests are not permitted and we reserve the right to terminate the tenancy without deposit refund if this condition is not adhered to. No camping in the yard is permitted.
10. DOGS are only allowed after prior approval has been given. You must inform us in advance of your intention to bring your dog/s. All dogs must be outside dogs. Dogs are not allowed inside the house and an undercover verandah with a dog beg is provided. Always bring their dog blanket so they take to the bed.
11. If you have been approved for a dog make sure you clean all dog droppings before vacating. Doggy bags have been provided for this

purpose, if they run out then normal plastic shopping bags will do. A deduction from bond will be made if dog droppings have to be cleaned up. Make sure you check all garden beds as well as the yard. If your dog has come inside against the rules then you must flea bomb the house.

12. Premises are let on the condition that they are kept clean and tidy at all times and are left in a clean and tidy condition when vacating. Please ensure that kitchen and bathroom surfaces are clean, all floors are vacuumed, washing up is done & put away, the barbecue and area is cleaned, kitchen tidy bins are emptied & Garbage bins must be placed on the curb. The garbage service collects on Monday nights. Please take excess garbage to the local waste depot located in Springs Rd. Charges will apply for disposal of excess rubbish left at the property.
13. If you go fishing and catch some fish then please clean them at the boat ramp or where you caught them. Do not clean them at the house.
14. Damage, Breakages, Theft and Loss are the tenants responsibility during their stay and NO responsibility is taken for tenants' personal property left on or in the premises.
15. Any breakages, damage or lost keys must be reported as soon as possible and paid for. If any repairs are needed we must be notified immediately. The tenant agrees to allow the owner or their tradesperson to enter the premises to arrange necessary repairs. Likewise if there are any maintenance issues then please contact us immediately so we can get them repaired ASAP.
16. Unless linen has been requested and provided in the price, tenants must provide their own bed linen, towels, tea towels. Minimal quantities of toilet paper, detergent, soap powder and garbage bags are provided on arrival. Once these have been used you will have to provide your own. A full inventory is available in our manual so you can plan what you need to bring with you.
18. Security bond will be held until inspection after the premises are vacated, if no damage has occurred, or extra cleaning required, bond money will be refunded to you within two weeks (usually 7 days).

19. Advance bookings are subject to change without notice however every attempt will be made to honour the booking and only exceptional circumstances would cause the booking to change.