



Hartmann Properties (No1) Pty Ltd
9 Kowloon St, Coronet Bay 3984 TENANCY
AGREEMENT via Coronetbay.com
Melinda Hartmann: Mobile 0425728951
Email: 9kowloon@coronetbay.com
Website: http://www.coronetbay.com

This Agreement is made on the..... Day , of 201...

BETWEEN. 9 Kowloon St, Coronet Bay 3984 (Hartmann Properties (No1) Pty Ltd) (as "Landlord")
of: 66 A'Beckett Road, Bunyip Victoria 3815

AND (Please nominate all tenants)

Primary Tenant 1.....Age.....

of:address here.....

Ph..... Fax..... Mobile.....
(As tenant)

Tenant 2.....Age...../ Tenant 3.....Age.....

Address...../ Address.....

Tenant 4.....Age...../ Tenant 5.....Age.....

Address...../ Address.....

Tenant 6.....Age...../ Tenant 7.....Age.....

Address...../ Address.....

If required, continue list on Page 4

- 1. The Landlord operates Beach House situate 9 Kowloon St, Coronet Bay.
2. The Tenant wants to rent Beach House 9 Kowloon St, Coronet Bay.
3. The parties agree to lease Beach House 9 Kowloon St, Coronet Bay on the following terms and conditions:-
(a) Term:- ____ days. Arriving ___/___/201__ departing ___/___/201__

(b) Occupants:- Adults _____ Children_____

(c) Rent:-

The rental for the term shall be paid:-

(i) As to \$200 on acceptance of the booking and on signing this agreement.

(ii) As to \$ (Balance of total rental) within thirty 30 days prior to taking up occupation.

The rental shall be paid by credit card(a 5% surcharge will be added), cash, cheque, or such other method acceptable to the Landlord. Your Credit card will only be debited in the case of damage, excessive cleaning, or disposal of excess rubbish which is charged by the cleaner. (See terms and conditions)

(iii) Damage Deposit. Please provide your credit card detail as follows:-

Credit Card Number : _____

Name on Credit Card : _____

Credit Card Expiry Date : Month-_____/ Year-_____

CVV : _____ (See Terms and Conditions No 21)

Payment Amount : \$ _____ Drivers Lic No : _____



Calculating Your Costs:

**Max 4 Adults 13 years or Older
& 6 Children between 2 and 15 years
Infants aged between 0 and 2 years old stay FREE**

<i>Type of stay</i>	Cost per	Tick the amount of (type of stay)	Multiply cost per X amount Ticked																																								
Long Weekend Only Fri/Sat/Sun or Sat/Sun/Mon	\$600.00	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____ (A)																																				
Yes	No																																										
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Below is for a minimum of 4 (four) nights stay																																											
Weekend (Sat or Sun)	\$193.00 per/night	Tick the number of nights you will be staying <table border="1"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> </table>	1	2	3	4	5	6	7	8	9	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____ (B)																				
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Mid Week (Mon to Fri)	\$170.00 per/night	Tick the number of nights you will be staying <table border="1"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td> </tr> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> </table>	1	2	3	4	5	6	7	8	9	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	12	13	14	15	16	17	18	19	20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____ (C)
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Total Amount (D) = (A) + (B) + (C)			\$ _____ (D)																																								
Holiday tariff	28% (E)	If the rental falls in School Holidays, Easter and Christmas Multiply (E) X (D)	\$ _____ (F)																																								
Total Amount with tariff (G) = (D) + (F)			\$ _____ (G)																																								
The above values allow for Max 4 adults and 6 children This house can accommodate for 5 extra persons Please tick how many extra persons will be staying below																																											
Extra persons cost	\$25.00 Per Day Per Person	<table border="1"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td> </tr> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> </table>	1	2	3	4	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____ (H)																														
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Final Total = (G) + (H) GST inclusive			\$ _____																																								
Min \$200 Deposit to secure booking (see terms and conditions)																																											

Payment can be made by direct deposit to
Hartmann Properties (No1) Pty Ltd
Wespac Banking
BSB - 033636
Acct No - 199490



THE TENANT UNDERSTANDS AND AGREES TO THE FOLLOWING TERMS AND CONDITIONS OF HOLIDAY LETTING THE ABOVE PROPERTY:-

1. The Premises are fully furnished excluding the supply of bedding and towels.
2. A deposit of \$200 is required due immediately upon making the booking.
3. A **damage deposit of \$500.00** is also authorised by credit card authority herein enclosed.
3. Final payments are due in full by cash, or cheque **(30) Thirty days** prior to occupancy.
4. **CHECK-IN TIME IS AFTER 2.00 PM. CHECK OUT TIME IS BEFORE 10.00**
5. The deposit is accepted on the basis of the current rental and conditions for the premises and is subject to any increase in rental or conditions as may be notified by the Landlord or his Agent prior to the commencement of letting. (Every reasonable endeavour will be made to offer alternative accommodation should this occur).
6. No smoking is allowed inside the Premises.
7. Under no circumstances are animals allowed inside the premises.
8. Parties or group gatherings outside of the nominated tenants are not allowed. 9 Kowloon St, Coronet Bay is a residential complex, located in a residential area, and the neighbours are permanent residents. Therefore, parties or gatherings of people outside the nominated tenants are not permitted out of respect for our neighbours.
9. The nominated tenants are the only people allowed to occupy the premises. If other parties are found to be residing in 9 Kowloon St, Coronet Bay that are not the nominated tenants in this agreement they will be evicted immediately. If alternative parties are found to be in occupancy other than the nominated tenants in this agreement they will be evicted and the rent paid by the tenants in this agreement that are not in occupancy will be forfeited.
10. **A curfew on music and loud noise is imposed after 10.00pm.** You must respect the peace and quiet of the neighbours that live in the Kowloon Street precinct. A warning following a noise complaint will be given. Further complaints may result in a notification to vacate the premises immediately with no refund given. The Police in Coronet Bay show no tolerance to loud music or noise and act quickly from complaints from neighbours. Please be conscious of this.
11. Hartmann Properties (No1) Pty Ltd enforce the curfew on loud music and if called to request that the tenant in this agreement are asked to turn down the music. After one warning for noise by the Hartmann Properties (No1), tenants will be evicted with no refunds.
12. If the tenant has a problem with loud music from a neighbouring property you can call the Hartmann Properties (No1) on **0425728951**.
13. In the case of a telephone, web or postal booking, the Landlord and Tenant acknowledge that any description of the premises is made in good faith and accepts no responsibility for any misdescription or misrepresentation that may be incorrectly interpreted by the tenant after the booking has been made.
15. Breakages, damage, lost keys, lost auto door controls, extra cleaning costs or excess rubbish removal costs are to be replaced and paid for by the tenant out of monies deducted from the credit card bond authorised herein. The tenant authorises the Landlord or Agent to process and deduct the applicable charges through their credit card merchant facilities. Upon vacating the Premises, please inform the Landlord, or leave a note for the cleaner of any breakages or damage done, so the effected items may be replaced immediately.
16. No responsibility is taken by the Agent or the Owner for Tenants personal property that may be lost or stolen. We recommend that the premises should always be locked when going out.
17. The Premises are available on the condition that it will accommodate a maximum of **Thirteen (13) people**. Children under the age of two (2) are excluded from this condition. The person whose name is noted in the Tenancy Agreement is solely responsible for the period of tenancy and number of persons stated and any damage done to the premises or extra costs charged to the landlord.
18. Refunds following cancellation are only available if the Landlord is notified one (1) month prior to the commencement of the booking and a booking fee of one hundred dollars (\$200.00) shall be deducted. Should the booking be cancelled within one (1) month of the booking date, the Landlord reserves the right to retain all deposit moneys held.
20. The Tenant and their invitees shall immediately vacate the premises upon notice by the Landlord or their Agent of their breach of Clauses 7, 8, 9, 10,11and 17 and the Tenant acknowledges that these are essential clauses in this Agreement.
21. Credit Card Details

All credit card payments will incur a **5% surcharge**

What's your CVV No – This will be destroyed at the end of your stay and any future stays you will need to submit these details again.

<p>Visa / Mastercard / Diners Club / Bankcard</p>		<p>The last three digits of the number printed on the signature panel.</p>

I/We the undersigned have read and understand the terms and conditions of this Tenancy Agreement and agree to those terms and conditions.

Signed by the said TENANT

Signed for and on behalf of the Landlord of 9 Kowloon St, Coronet Bay.

Please Print out, sign, and Return by fax to 03 9768 2884 or click the email acknowledgement at the top of this page. Send \$200 deposit to: - 66 A'Beckett Road, Bunyip 3815, Direct Deposit or fill in credit card details section.



Tenant 8.....Age...../ Tenant 9.....Age.....
Address...../ Address.....
Tenant 10.....Age...../ Tenant 11.....Age.....
Address...../ Address.....
Tenant 12.....Age...../ Tenant 13.....Age.....
Address...../ Address.....