

All guests must consent to the following standard rules:

We appreciate your patronage and do all we can to make your stay a very special experience. You are using our home with access to many of our personal effects. Please respect the building and its contents so we and our future guests may enjoy the experience and so we can share our possessions at a reasonable cost and with reasonable rules to encourage you and your friends to enjoy our hospitality in the future.

1.1 NUMBER OF GUESTS IN THE HOMESTEAD

Only the booked number of guests will be accepted in the homestead.

Management holds the right to cancel your booking outright & immediately if you arrive with unauthorised guests.

1.2 DAMAGE / THEFT

The guest is responsible for any damage/theft.

The guest is obliged to treat the interior carefully and with respect. All stolen or not reported broken things (furniture, kitchen equipment, damage on walls/windows/ceiling etc.) will be billed replacement cost/cost of repair and a minimum of \$100.

This includes:

Any stains, scratches, holes on furniture, floor, walls, windows, doors etc.

Stolen or missing decoration items, remote controls, keys, books, towels etc.

Minor damage or breakages that are reported will incur a cost only if they are considered to be substantial.

1.3 FIRE ALARM

If the guest triggers the fire alarm without good reason, the guest will be billed the cost of emergency response.

1.4 RUBBISH

Please use the rubbish bins. Extreme littering or filth causing extra cleaning hours may be invoiced by a minimum \$100 cleaning fee.

1.5 CHILDREN

Never leave children unsupervised at our property without any adults. Guests are fully responsible for the safety and security of their children at all times.

1.6 POOL & SPA AREA

Do not change any of the pool or spa settings eg valves or heat controllers. Contact the manager for any enquiries. Failure to do so will result in additional charges related to excess consumption of electricity & gas.

Please do not use glass outside or in the pool area for safety reasons. Please use the plastic cups available for any poolside drinks.

Never leave children unsupervised in the pool/spa.

1.7 SMOKING

The homestead is a smoke-free zone inside. This is important to us in order to keep our property in the best condition possible. Guests can only smoke in outdoor areas such as the balcony or deck as long as they respect the rules we have in place.

Smoking is not allowed anywhere inside the property.

Guests can only smoke outdoors in the designated areas.

Please do not throw cigarette butts into the gardens or on the lawns. You should instead dispose of them in the ashtrays provided. Failure to do so will result in a deduction from the security deposit.

Discovering guests who have been smoking inside the property will also result in a total loss of the security deposit.

1.8 COMPLIANCE & FINAL AGREEMENT

We've set out these house rules so that every guest visiting our property has a safe, secure and most importantly, fun stay at the homestead. Compliance with these rules is essential for every member of the travelling party. We hope you have a great time and find everything you need.

Breach of any of these house rules is a breach of the terms and conditions of occupancy, as per the rental agreement you have agreed to make your booking.

We reserve the right to evict any guests or visitors from the property who refuse to follow these house rules.

In any case, please use common sense while staying in the homestead.

If you're unsure about any of the house rules and require further clarification, please contact us.