



Rental Booking Terms & Conditions

Rental Deposit:

A 30% deposit is required within one week (7 days) of making the reservation. Bookings are not confirmed until Churchfield Real Estate Agents receives this deposit.

Final Payment:

The balance of payment (70%) is required 60 days prior to the guest's arrival. If full payment is not received, Churchfield Real Estate Agents reserves the right to cancel the booking and forfeit the deposit paid.

Late Bookings

Full payment is required on bookings taken within 30 days of the arrival date. If full payment is not received prior to the guest's arrival, Churchfield Real Estate Agents reserves the right to cancel the booking.

Christmas Bookings

A two week (14 days) minimum rental period is in effect for bookings over Christmas/New Year. A 50% deposit is required to confirm the rental. Payments applicable to this period are non-refundable.

Security Deposit

A security deposit of US\$200 or credit card details are required on all bookings, unless otherwise stated. Please note guests may be required to pay a higher security deposit. The amount will be stated when written confirmation is sent, signifying acceptance of the booking.

This deposit is payable with the final rental payment and is to be held on the behalf of the property owners to cover the cost of replacing any items which have been damaged or broken by guests whilst in residence. Deductions from the security deposit will be requested when damages have been brought to the attention of the guests, prior to the guests' departure.

The security deposit is also held against incoming collect telephone calls and outgoing direct calls. As these calls can appear up to 3 months later on the phone bill, we require that the deposit or credit card details be held for a period of 3 months (from the guests' departure date). The security deposit is only refunded to the guests when written authorisation is received by Churchfield Real Estate Agents the property owner/owner's agent.

Written notice is required in the event of a cancellation.

Cancellations made:

- **60 days prior to the arrival date, the deposit is refundable.**
- **Less than 30 days prior to the arrival date, the full rental will be forfeited.**
- **Less than 60 days but more than 30 days prior to the arrival, the deposit of 30% will be forfeited.**

In the event that the full rental (100%) is forfeited due to cancellation, all efforts will be made to secure new rental guests for the dates booked. If the property is rebooked for those dates, guests will be refunded 100% of the rental.

