

HOUSE RULES - 18 Ronald Road, Camps Bay

Tenant/Guest Name & Surname:

Booking Request Dates:

House Rules & Noise Agreement

We thank you for choosing 18 Ronald Road and wish you a wonderful stay in our beautiful city. 18 Ronald Road/the property is marketed as vacation rental for **family groups only** and is solely to be used for accommodation purposes. **Serenity/the property is a Private Property situated in a Residential Area which conforms to the by-laws set out by the Estate Agency Affairs Board SA.**

We ask that all tenants & visitors ,making use of the property, kindly adhere to these by-laws and respect the peace and tranquility of the neighbouring permanent residences.

It is the Rental Agent`s responsibility to Vetting references and credit profile of the prospect Tenant.

No Loud Noise & No Loud Music is allowed between:

10h00pm - 8h00am on Weekdays &

11h00pm - 8h00am on Weekends

Tenants are requested to decrease noise volumes or to kindly move inside during these times.

Music, Noise & Disturbance:

Please keep noise levels down after hours, when socialising on the outdoor deck & patio. No screaming, shouting or illegal activity is permitted. No sound equipment or speakers may be brought in and used on the property. No hooting, loud noise or shouting in the streets is permitted. Failure to adhere to these rules may result in Eviction without compensation.

Entertaining, Dinners & bbques:

18 Ronald Road/the property does allow quiet, relaxed dinners & bbques by prior arrangement & approval only. Please note that the amount of people may not exceed 20. An additional fee of R500-800 per cleaner per day will be charged for the additional cleaning required and a function fee may be charged if approved.

Visitors, New Acquaintances, Entertainers, Suppliers, Chefs, Barmen, Waiters, Beauty therapists, etc:

ONLY Registered tenants may make use of the property

Any Visitors, New Acquaintances, Entertainers, Suppliers, Chefs, Waiters, Barman, Waiters, Beauty therapist, etc. which are invited and given access to 18 Ronald Road/the property by the tenant, fall under the responsibility of the tenant.

The tenant will be held liable, should 18 Ronald Road/the property experience any loss, damage, theft, disturbance which may occur during the time in which unregistered tenants/un-authorized visitors are allowed access to the property/bedrooms.

The tenant takes full responsibility for both visitors and suppliers invited/appointed by the tenant.

Please keep in mind that all valuables need to be locked in safes provided and rooms need to be locked if and when there are visitors.

ANY illegal activity, including but not limited to drug abuse, escort use, un-authorized parties, causing a disturbance to the neighbourhood, is not permitted and will result in IMMEDIATE EVICTION WITHOUT COMPENSATION. RIGHT OF ADMISSION IS RESERVED

REGRETABLELY, 18 RONALD ROAD IS SITUATED IN CLOSE PROXIMITY TO OTHER PROPERTIES. For this reason , only Family groups are allowed, however this villa is not appropriate for party groups or people wanting to have a carefree blast.

There will be a penalty and guests will be asked to move without compensation, should the guests not respect this.

Illegal activity like drugs & prostitution is not permitted and will result in immediate eviction without compensation.

Tenant Signature:

HOUSE RULES - 18 Ronald Road, Camps Bay

IF YOU ARE AWARE THAT YOUR GROUP WILL BE VERY LOUD AND IF YOU DO WANT HAVE A CAREFREE PARTY, THEN PLEASE CONSIDER ASKING YOUR AGENT TO FIND AN APPROPRIATE VILLA WHICH IS NOT NOISE SENSATIVE.

Functions: Parties, events & functions including bachelor or bachelorette parties are not permitted.

Capacity: 18 Ronald Road/the property is equipped for the daily usage of 12 Adults +2 children only.

Check in Registration & Deposit:

All tenants & visitors making use of the facilities need to register at the check-in. A damage deposit of R30,000 will be placed on authorization hold by the property manager when registering at the check-in. Please provide a Visa/Master Credit Card for an imprint to be taken.

Failure to comply to the above noise rules will result in the following:

1. A R3000 fine for every call-out to the property to warn (and quieten) the tenant, should we receive excessive noise complaints from neighbours.
2. Should it come to our attention that a loud party is being held or that guests are making excessive noise and causing a nuisance to the neighbourhood, we reserve the right to evict immediately with no refund of monies paid.
3. Should immediate eviction not be possible, private security guard/s may be commissioned by us to ensure the above noise conditions are adhered to. The cost of this will be for your account. Eviction will then take place the next day.
4. Should in-ordinate levels of noise be heard from the property after these hours, a penalty of R30,000 may be imposed on the tenant and may be deducted from the damage deposit.

Breaking of rules and security patrolling

A private security company may be patrolling the grounds during my stay and the tenant hereby agrees to give them access to do a seek and search inside the property if any of the above clauses and/or any laws are being suspected of being broken. The tenant hereby gives the right to the appointed security company to evict tenants and all the visitors with immediate effect, should any of the above agreements be broken by the tenant or by the invited visitors. Should immediate eviction not be possible, private onsite security guard/s may be commissioned by us to ensure the above noise conditions are adhered to. The cost of this would be for the tenant account. Eviction will then take place the next day.

Terms of overstay

The tenant agrees to leave 18 Ronald Road/the property no later than the checkout time as originally booked. If the tenant stays past the agreed upon checkout time without the managers written consent ("Overstay"), the tenant no longer has the rights to stay in the property and the owners and/or his appointed representative is entitled to make you leave in a manner consistent with applicable law. In addition, the tenant agrees to pay, if requested by the owners and/or his appointed representative, for each twenty-four (24) hour period (or any portion thereof) that the tenant overstays, an additional nightly fee of up to two (2) times the average nightly rate originally paid by the tenant to cover the inconvenience suffered by the owners and/or his appointed representative, plus all applicable Tenant Fees, taxes, and any legal expenses incurred by the owners and/or his appointed representative to make you leave (collectively, "Overstay Fees"). Overstay fees for late checkouts on the checkout date that do not impact upcoming bookings may be limited to the additional costs incurred by the owners and/or his appointed representative as a result of such overstay. A security deposit, if required, may be applied to any overstay fees due for a tenant's overstay be for the tenant's account.

Tenant Signature:

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Electricity and Loadshedding

South Africa has been experiencing periods of loadshedding. This means that electricity goes off for periods of 2.5 hours at a time. We often do not know in advance when this will happen. However, there is an app you can download in order to ensure you know what times it will take place and plan your day accordingly. We apologize for any inconvenience that this may cause.

This is, unfortunately, something that is out of our hands and governed by the SA African Electricity providers. Accordingly, neither Serenity/the property shall be liable for any refunds, compensation or discount as a result of service being unavailable due to loadshedding. We have taken a number of measures to ensure your greatest comfort during the stay.

Travel Insurance

Travel Insurance It is imperative that the tenant has procured adequate and fully comprehensive travel insurance including cancellation cover and cover for theft of personal items.

Serenity/the property has no responsibility or liability towards the tenant for any loss, theft or damage to the Tenant's household articles kept on the property. The Tenant is responsible for its own household, car or other insurance, protecting its goods while residing on the property.

The Tenant indemnifies Serenity/the property for any loss or damage to property or injury to persons suffered on the property as a result of any act or omission by the Tenant or its occupants, guests, servants or agents. The Tenant is liable for its own act and omissions, as well as that of its visitors, servants or agents while they are on or in the property. The Tenant will remain responsible for any damage or destruction caused to the property as a result of an act or negligence on part of the Tenant or any person who it's responsible for.

Security

By signing this document, the tenant confirms that he/she has been shown how to operate the alarm (where provided). Please note that the alarm must be activated at all times when the property is not occupied. Failure to do so might result in the tenant being liable for all damage/theft which might occur at the property in the event of a break-in/theft. We kindly advise all guests to make use of safes (where provided). Unfortunately, Serenity/the property cannot be held liable for any loss/theft etc. The guest confirms that he/she has adequate and fully comprehensive travel insurance including cancellation cover and cover for theft of personal items. The tenant takes full responsibility of any loss, theft or damage if access/keys are handed over to suppliers/visitors/acquaintances, etc.

DISCLAIMER NOTICE/INDEMNITY:

Tenants & Visitors attend this establishment at their own risk. 18 Ronald Road/the property/its agent/s and/or its employee/s ("the Proprietor") shall not be liable for, and the tenant & visitors hereby waive/s and abandon/s any claims of whatever nature including but not limited to that for theft, injury, loss or damage of whatever nature, against the Proprietor, whether arising from the Proprietor's default, negligence or otherwise. The guest/s, in addition to the aforesaid, hereby indemnify the Proprietor against any claims which may arise from whatever nature, whether arising from the Proprietor's default, negligence or otherwise. This disclaimer notice is prominently displayed throughout the property and is valid and automatically considered as accepted by tenants & visitors entering the property. Kindly note that when booking this property, the tenant/s agree to the Property Rules. All tenants, guests, suppliers, caterers booked/invited by the tenant, will fall under the responsibility of the tenant, should any loss, damage or negligence occur. It is the Tenants responsibility to ensure that the property is locked up and the alarms are set when leaving the property and when going to sleep.

COVID 19 – OCCUPATION AGREEMENT

Only registered tenants named on this signed Registration/Booking Contract are allowed to remain inside the property during the evening curfew period.

Tenant Signature:

HOUE RULES - 18 Ronald Road, Camps Bay

No illegal drugs or excessive amounts of alcohol are allowed at the property and permission is hereby given that a seek and search inspection can be conducted by our appointed security company at any given time during my stay.

Tenant's temperature will be taken on arrival and that access will not be allowed in case of a high temperature. Tenant's experiencing high body temperatures have to immediately be moved to a quarantine area and tested for Covid, without gaining any access to the property.

Checkout Time:

The tenant and group agree to depart the property not later than 10am on the day of departure, unless prior arrangements have been made with the property manager.

By clicking the "booking button" /signing the invoice/registration form/lease agreement/paying the confirmation deposit, the tenant signifies and accepts all terms and conditions contained herein/ in the Website/the Channel Manager - Nightsbridge

The tenant/s positive personal identification will be required at the time of making the booking or upon check-in. A valid Passport or an ID Document will be acceptable.

All accommodation provided in terms of any booking made on this agreement/website/booking portal will be subject to the standard Terms and Conditions of Residence of the property.

The Tenant, by signing this registration card, warrants that he is duly authorised to sign for and bind all persons represented by him/her or for whom he is responsible or for whom he is arranging accommodation (his party) to these conditions of residence and, failing such authority, agrees to be personally liable for all amounts arising from the residence of himself and his party at the property.

18 Ronald Road/the landlord does not accept any responsibility or liability for the safe custody or loss of or any damage or destruction to any property stored or left in the room and/or on any other part of the property premises, whether as a result of wilful or negligent or other wrongful act of any person, whether in the employ of the property or otherwise or from any other cause whatsoever and howsoever arising. The Tenant agrees that after his departure, or that of any member of his party, the property may retain goods left behind by him and/or any member of his party, for a period of three months, pending any claims by the Tenant and/or any member of his party, failing which the goods shall be forfeited to the property to dispose of as they see fit. The property shall furthermore be entitled to charge the tenant a reasonable storage fee in respect of such period of time for which the items are left.

Advices, recommendations or opinions by representatives of the property are given and expressed in good faith and shall not constitute representations of any description, and shall not give rise to any claim against the property or such representatives.

In the event that the person(s) signing below is/are signing in a representative capacity he/she warrants that he/she is duly authorised to act herein for and on behalf the tenant. In the event that he/she not being so authorised, or in the event that the information relating to the tenant not being correct, the signatory hereto agrees that he/she shall be personally liable in all respects as though he/she is the tenant.

The tenant acknowledges and agrees that 18 Ronald Road/the property its agent may perform a credit search and reference checks on the tenant, sureties, members and directors with one or more of the registered credit bureaux when assessing this application and to transmit details to a registered credit bureaux of how the tenant has from time to time performed on the account in meeting the obligations in terms of the lease.

Tenant Name & Surname:

Tenant Signature: