

# UVONGO ESTATES

## *NB: PLEASE READ*

### *CONDITIONS OF LEASE*

- 1) The full deposit is payable within 48hrs to confirm your booking. ONLY CASH, PERSONAL GUARANTEED OR BANK CHEQUES are acceptable.
- 2) If your occupation date is less than 7 days only cash deposits will be allowed no CHEQUES. Alternatively a fee of R100.00 will be charged, upon arrival.
- 3) **Breakage deposits will only be paid back month end and after the inventory has been checked. During peak season the deposit will be paid back a little latter due to all accommodation that has to be cleaned and checked for any breakages.**
- 4) Cottages / Flats and houses are let strictly on the number of beds available for guests and any excess of that number cannot be accepted. **(Children inclusive)**. Failure to adhere to these conditions will lead to immediate eviction without any money refunded.
- 5) Premises must be vacated no later than 9:00 am on the day of departure and can only be occupied by 2:00 pm on the day of arrival except by special arrangement with agent in writing.
- 6) Tenants will be held responsible for any shortages or breakages on vacating the premises.
- 7) KEYS MUST be returned to the office, alternatively after hours at the designated drop off point = B.P PETROL STATION – SAINT MICHAELS ON SEA AT THE 24/7 HALFWAY SHOP. All windows closed and outside doors to be locked. All alarm systems must please be activated. Tenants will be held liable if any of the above is not adhered to.
- 8) An extra cleaning fee will be charged and deducted off your deposit if the property is not left as you received it. No dirty dishes to be left in sink.
- 9) Advanced bookings will only be accepted on the understanding that the house/flat may not be available for the said period. If not available UVONGO ESTATES cannot be held liable for any inconvenience caused, but a reasonable effort will be made to transfer the reservation to other accommodation, or to refund the deposit without prejudice.
- 10) **After payments have been received no refunds are permitted unless: a written request is received by us 30 days prior to occupation, failure to cancel this reservation 30 days before due date will be deemed as acceptance and you will be liable for the full rental, unless an alternate tenant is obtained for the full period. The lease agreement is a legal and binding document, construed, as to have been entered into by the magisterial district of Port Shepstone. Should any legal action arise from a lease, the lessee will be responsible for costs of an attorney – client scale.**
- 11) Administration fee is not refundable (Reservation / Linen Fee). **PLEASE NOTE: RESERVATION / LINEN FEE DOES NOT INCLUDE DAILY SERVICE**
- 12) Lodgement of the Deposit and / or taking up the reserved accommodation is construed to be acceptance of these conditions and binding upon all tenants.
- 13) We cannot be held liable for any losses or inconvenience to the tenant caused by an act beyond our control.

- 14) Under no circumstances may furniture be moved around. Tenants will be charged to have the furniture move back as it was.
- 15) In the event of any appliance being out of order, we cannot be held liable for the replacement thereof, but will see to repairs as soon as possible when reported. ***NO REDUCTION OF RENT*** will be allowed for delays beyond our control.
- 16) Please take note of office hours. (Monday to Friday 08:00 to 17:00) (Saturdays 08:00 to 12:00) Sundays and public holidays closed.
- 17) ***THE RIGHT OF ADMISSION RESERVED.***
- 18) Uvongo Estates does not take any liability for any injuries or breakages during your stay at any of the resorts.
- 19) Failure to abide by resort rules may lead to ejection by resort manager's discretion.
- 20) **EARLY DEPARTURES REGARDLESS OF THE REASON:** No credit will be given if you should shorten your stay. You are responsible for the full period.
- 21) All documents sent to you must be completed and signed then faxed back to us and the copies need to be clear. If not received your reservation will not be confirmed and keys will not be left out.
- 22) **MOST IMPORTANT: IF YOU WANT TO BE HELPED AND TREATED WITH RESPECT, PLEASE DON'T COME INTO OUR OFFICES SCREAMING AND SWEARING OR YOU'LL BE ASKED TO LEAVE.**

**NO KEYS will be handed to tenants without full payment of the balance outstanding. NO PETS. Number of persons not to exceed number of beds - 1 car per unit unless otherwise stated.**

SIGN ACCEPTANCE:

DATE:

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NAME:

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SURNAME:

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ID: (CLEAR FAXED COPY)

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ACCOMMODATION AT:

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**UVONGO ESTATES WISHES YOU A MOST ENJOYABLE HOLIDAY**