



Conditions of Rental

We have worked hard to make Kieta a peaceful and beautiful place. We therefore ask that you follow the following rules during your stay at Kieta. We reserve the right to retain some or all of your security deposit if these conditions are not complied with:

1. No functions are to be held at the house.
2. Noise should be kept to a reasonable level at all times but especially after 8pm at night. Complaints will be dealt with according to law. Your tenancy will be terminated/or significant bond deductions made if police intervention is required.
3. Care must be taken of all furniture and items in the house. Any breakages or damage to these should be reported promptly to the house manager for assessment.
4. **No pets are allowed.**
5. No smoking is allowed.
6. No wet clothing or towels on indoor furnishings.
7. The BBQ must be cleaned after use, failure to do so will incur an **additional cleaning cost of \$35.**
8. Check-in after 2pm – meet & greet time to be arranged prior to arrival. **Late/extended check-ins will be charged at \$35.00 per hour and may be deducted from your security bond.** Check-out before 10am.
9. Garbage has set nights (see "Information for Guests") and only bins with lids securely down will be taken. It is your responsibility to put out the garbage on Wednesday nights for Thursday collection. **Any excess rubbish is charged at \$45.00 per hour to be removed and may be deducted from your security bond.**
10. If guests stay 2 weeks or more it is necessary to have linen changed and the house cleaned during the stay. **Any cleaning above what is deemed "normal" will be charged at an hourly rate of \$35.00 and may be deducted from your security bond.**
11. Our house managers are entitled to ask you to leave the house if they feel that proper care is not being taken of the property or these conditions are not being complied with.
12. The deck and kitchenette to the studio is available for use, but the interior room to the studio is not available to guests without prior arrangement (and at an additional cost).
13. Lost keys will require an additional charge for changing or re-keying locks (if necessary).
14. Guests are notified that the Owner will not be held responsible for any claims, damages, accidents, or injuries occurring to guests while on premises.
15. Security deposit will be returned within 7 days after clearance of inventory, condition check and property inspection.

At the end of Rental

Please leave the house in the same state as when you arrived.

1. All rubbish must be removed and placed in the wheelie bins provided.
2. All food in the fridge and the pantry must be cleaned out.
3. Please wipe out the microwave and the oven and clean the BBQ if you have used it.
4. All dishes must be washed and the dishwasher turned on before you leave.
5. Please move furniture back to where it was on arrival.
6. Any extra cleaning that is required if these things are not completed will be charged at \$35.00 per hour and may be deducted from your security bond.

Acceptance of Rules

By payment of your security deposit you will be deemed to have read, understood and accepted these rules.
