



Canberra Furnished

Accommodation

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ABN: 87 642 867 316

## Terms & Conditions

1. The terms and conditions begin when you enter into an agreement for Canberra Furnished Accommodation ('CFA') to provide you with accommodation, and continue for the duration of that agreement.
2. A \$200 non-refundable deposit applies to reserve the accommodation for your occupancy. The deposit is not able to be refunded if you decide not to proceed with your booking.
3. The balance of your initial payment is due at least 14 days prior to occupancy or upon booking (whichever occurs first). If this payment is not received by the due date, we may cancel your booking and charge you the cancellation fee.
4. If your booking is cancelled less than 3 weeks prior to the occupancy date, a cancellation fee equivalent to 1 week of accommodation or the total tariff (whichever is the least) will apply. The cancellation fee will be deducted from your credit card on the day that you cancel.
5. A valid credit card number is required for the duration of your booking.
6. A bank fee equivalent to 2.2% of the total amount applies to any Visa, Mastercard or Bankcard transactions, 5% for AMEX and Diners transactions. This fee will be added to the transaction total.
7. You understand that the agreed rate is for a stay of a specified period. If you shorten your stay a higher tariff will apply and will be backdated to the date you checked in.
8. No refunds are payable by 'CFA', but in some circumstances we may be able to issue you with a credit.
9. You agree to make all payments by the due date on the invoice received. If your payment reaches 7 days in arrears, 'CFA' will deduct the amount owed from your credit card, along with a \$30 late payment fee.
10. The property is being supplied on a rental basis and you need to make your own arrangements for insurance of your possessions, damage to contents and public liability insurance.
11. You accept that sometimes we may need to re-allocate your booking to another property.
12. 'CFA' will endeavour to provide you with 24 hours notice if access to the property is required.
13. All properties are non-smoking. If the property smells of smoke at the end of the agreement it will need to be aired and steam cleaned. The costs associated with this will be charged to your credit card, and will include any down time. A minimum defoulment charge of \$350 applies.
14. You agree to inform 'CFA' of any damage or breakages that occur during your stay, and to compensate 'CFA' to return the item/s to the same condition as when you took occupancy.
15. Any damaged or missing items that are discovered after your departure will be charged to you at rectification cost + 50 %.
16. If you leave the property unlocked, and items are stolen, vandalized or otherwise damaged, you agree to compensate us for the missing items and/or damage.
17. You may like to use the electricity beyond our allowance, which is approximately \$20 per week depending on the size of the property, in these circumstances the charges we incur for the additional use will be processed to your credit card when we receive the bill.
18. 'CFA' do not guarantee that you will be able to extend your booking. To avoid disappointment, please give us as much notice as possible if you would like to extend your stay.
19. 'CFA' accepts no liability for any out-of-pocket expenses you may incur in securing replacement accommodation should the property become uninhabitable (eg. natural disasters, floods, fire, structural damage or the cessation of our tenancy agreement with the owner of the property).
20. 'CFA' may cancel this agreement with 1 weeks notice to the occupant, no cancellation fee will be payable should this occur.
21. We reserve the right to conduct an inspection of the property one day prior to your scheduled departure date.
22. You are required to vacate the unit by 10am on your scheduled departure date. Additional charges of \$25 per hour apply for late departures.
23. If the property is not left in the same condition as when you moved in, ie, clean and tidy, a \$240 rectification charge may apply and will be processed to your credit card.

Please feel welcome to contact us if you have any questions regarding the terms and conditions.

Central Canberra locations • Fully furnished and equipped • Short or long term • Comfortable and affordable accommodation