



FULL HOUSE RENTAL

Name:	name company email mobile
Guests:	up to maximum 20-28 people Only registered guests are permitted at the house.
Check In:	from 3pm day, xx month 202X
Check Out:	by 10am day, xx month 202X
Cost (inc GST):	\$X,XXX
Bag Storage:	FREE bag storage is available to guests up to 3pm before and after checkout at Blue Mountains Bag Storage , 7 Katoomba Street, Katoomba (one minute walk from Katoomba train station). Discounted rates apply from 3pm to closing time.
Payment: (AEDT)	30% Deposit by day, xx month 202X [1WK] \$ X,XXX Balance by day, xx month 202X [1MTH OUT] \$ X,XXX Payments not made by the due date will cancel the booking and forfeit any deposit paid. Make sure you note the due dates. <u>Payment may be by credit card (2% surcharge) or EFT to Bank Australia</u> Account name T/As 14 Lovel St BSB 313140 Account no. 12136430 Please use ref XXXXX
Cancellation: Non-peak period	xx month 202X for 100% refund – 30 DAYS OUT xx month 202X for 50% refund – 14 DAYS OUT No refund for cancellation after xx month 202X – 14 DAYS OUT
IMPORTANT	The attached terms apply to all private full house rentals. By making payment, you accept these terms.



FULL HOUSE RENTAL TERMS

Room	Configuration	Capacity
2 bunk bedrooms	2x single bunk beds + single bed	10
4 double rooms	Double bed	4 - 8
3 queen rooms	Queen bed	3 - 6
1 twin room	2x king single beds	2
1 ensuite room	Queen bed	1 - 2
TOTAL CAPACITY (not sharing beds to maximum capacity)		20 to 28

Children

As we do not have suitable areas for children to play, we generally do not accommodate children. As you will be booking the full house, you may include children in your group. However, you are responsible for their supervision and safety at all times.

Payment, Cancellation Fees & Refund

Please refer to cover sheet summary for details of payment, cancellation dates and refund percentages as the booking approaches.

Minimum Nights Bookings

A two-night minimum applies to all full house bookings on Friday and Saturday nights, public holidays and other peak periods. Three night minimum may also apply during some peak periods, including long weekends. A single night supplement is payable if a single night is required.

Check In & Check Out

Check in is from 3pm for full house private rentals. Check out is by 10am. We will arrange a contactless check in and check out.

Security & Keys

IMPORTANT: There is a video intercom/doorbell on the side external door, as well as one on the office/reception internal door. Please note that this is only used to contact the owners, it does not ring inside the house so please advise your guests not to ring the doorbell to get your attention.

All doors must be kept locked when you leave the property. You are responsible for the security of the property during your booking.

There will be a \$50 per key set charge for any keys that are not returned. \$250 per set for lost keys.

No.14 Lovel St accepts no responsibility for any loss or damage to personal possessions.



Full House Rental cont'd

Exclusive Use

The house, including common areas such as lounge, deck, kitchen and shared bathrooms are at your disposal. The office and areas marked Private, Staff Only, and "Campfield" are off limits. **Please note the owners use the side path to access the residence at the rear of the property. Interconnected via office/reception door (next to room 5). We will not enter via this door unless there is an emergency or excessive noise.** In the case of excessive noise, we will first try your mobile number to reach you.

We will put a sign on the front door and record a voicemail for the office phone to advise people that the house is closed for a private booking.

We do not expect any deliveries during your stay. In the case that there is, please call 0431 485 814 or ring the office doorbell/video intercom.

We are available if you need help, but otherwise you will not be disturbed, unless we need to enter the house for an emergency or if there is excessive noise, as mentioned above.

General Restrictions

No parties or events. Any exceptions, for example, we have hosted a wedding for the reception / accommodation must be strictly agreed prior to booking and all other restrictions will still apply.

Nothing is to be attached to walls or any surface in the house, this may cause damage. You may use the large noticeboard in the main lounge if required. Please let us know and we will clear it for your arrival.

No one other than confirmed registered guests are permitted at the house.

No subletting to other individuals or groups.

No animals.

No candles, incense or other fires.

Noise Restrictions

We are in a residential area so please respect our neighbours. The owners also live at the rear of the property. Do not cause or permit a nuisance or interference, with the reasonable peace, comfort or privacy of our neighbours or owners. In particular, **no noise after 10pm outside on verandah, or noise transfer from inside.**

Smoking

We are 100% smoke and vape free property normally. Smoking and vaping are allowed when the entire house is booked as a private rental – but strictly outside and well away from doors and windows, so smoke does not enter the house and affect the comfort of future guests. Please let us know before arrival if you need an ashtray.



Full House Rental cont'd

Entertainment

There is free WiFi available throughout the house, and an iMac is available in the library. We also have a selection of books and games available in the library. There is no TV, radio or music system available. You are of course welcome to bring your own. However, noise carries very easily large speakers, microphones, etc will be too loud for our house.

Breakfast cereals

A choice of cereal (muesli, cornflakes, oats), tea/coffee and skim/full/soy milk are supplied.

Cookies & Cakes for Charity

As our 'day job' as a unique guesthouse, we have cookies +/- cake in the kitchen for which we ask a charity donation. If you prefer, we can remove these items for your stay. Please let us know. Otherwise we will appreciate donations made for items enjoyed.

Bathroom & Kitchen

A shared bathroom (3 showers, 4 toilets) is on the ground floor.

The ensuite queen bedroom (room 5) has its own toilet & shower, and is also located on the ground floor.

Our kitchen is equipped with pots & pans, cutlery, crockery etc. If you have any specific requirements, please check with us before arrival.

We have a fridge/freezer, microwave, oven, toaster, kettle, and three separate gas stovetops which are spread around the kitchen for multiple cooks.

Please do your own washing up and returning what you use in the kitchen. We do not have a dishwasher.

Laundry

There is a washing machine and dryer available. Normally for use at additional cost, however it is included in your private group booking.

Bedlinen and Towels

Towels and bedlinen, including doonas (duvets), are included for all beds. We have all-season doonas, and do not have additional bed coverings. If you prefer a lightweight cover in addition to sheets in warmer months, or really like extra blankets, please bring your own. Remember we have central heating to keep you warm, too!

.../5



Full House Rental cont'd

Heating and Fireplace – No Air Conditioning

We will be show you/leave instructions on how to use the fireplace and underfloor heating on check in, during cooler days. Please note that we do not have air conditioning but fans are available for each room for hot days. The upstairs rooms get hotter than downstairs rooms.

Your Responsibility in Relation to the Premises

You will be held responsible for accidental, intentional or negligent damage to the premises.

More information

Please refer to our website for more information and photos: www.14lovelst.com

Room plan and floor plan are on following pages.

* * end * *



No.14 Lovel St room plan for full house bookings

Room 1

4x bunk beds and 1x single bed



Room 2

2x king single beds



Room 3

1x double bed



Room 4

1x double bed



Room 5 - shower ensuite

1x queen bed



Room 6

1x queen bed



Room 7

4x bunk beds and 1x single bed



UPSTAIRS ROOMS

Room 8

1x double bed



Room 9

1x queen bed



Room 10

1x double bed



Room 11

1x queen bed



SHARE BATHROOM

- Three showers (inc 1 bath) and four toilets. All private cubicles.

KITCHEN

- Fully equipped kitchen to cook your own meals.
- Free breakfast cereals, all day tea & coffee

LIVING AREAS

- Dining / Lounge Area
- Library with PC
- Verandah armchairs and tables
- Covered deck dining area

FREE WIFI

No TVs, stereo etc

