

ZARITA: TERMS & CONDITIONS

(V:36.6.26 NSW Boarding House Act 2012)

In order to provide a clean, quiet and well-maintained premises for all residents, the following terms and conditions apply to occupancy agreements. As circumstances change, management may amend the terms and conditions as required:

1. TARIFFS and SECURITY DEPOSITS

(a) At check-in, the following minimum charges apply upfront:

- (i) Security deposit of 2 weeks tariff (includes \$50 deposit per set of keys); and
- (ii) The first 2 weeks tariff.

(b) Tariffs for accommodation are due at least one full week in advance of expiry date. If you are unable to make a timely payment, please advise management. Failure to pay in a timely manner may result in administration fees (see #23) or the termination of your occupancy rights (see #3).

(c) All standard facilities, i.e. normal use of hot water and electricity (except air conditioning), are included.

(d) Additional fees apply for optional extras e.g. WiFi internet (see #18), bar fridge, microwave (see #19).

(e) Tariffs are based on a minimum 13 week stay. Additional fees (see #23) apply to stays of less than 13 weeks (\$360+) and there is a minimum pay of 4 weeks. A small discount is granted for stays of over 26 weeks.

(f) Two forms of Identification are required. One must include a government issued photo I.D. such as a passport, drivers licence, or proof of age card. A secondary I.D. can include birth certificate, current bank statements, recent utility accounts, or other bank cards.

(g) In order to assess your accommodation application, we use information from your referees, previous property managers, and other sources like tenancy databases. Relevant information about your residency may then be used for requests for future property references. Note breaches of our letting agreement may be recorded on tenancy databases.

(h) Please report in writing any issues such as damage or uncleanliness before check-in so they can be attended to in a timely manner.

(i) At least four weeks written notice will be provided by management in the event of a tariff increase.

2. DEPARTURE

(a) At departure, suites will be inspected. Security deposits and surplus tariffs will be refunded, provided;

- (i) tariffs have been paid in a timely manner (i.e. at least one full week in advance);
- (ii) at least two weeks' notice and any charges have been accounted for; and
- (iii) suites are returned clean, tidy and undamaged (i.e. similar to how you found them).

(b) Any costs for damage or uncleanliness (min \$220 if required) must be settled in full before departure.

(c) Ensure departure is at a reasonable time and by arrangement. Call out fees may apply if departure is outside of business hours (see #23). Note an additional day's tariff is charged if you check out after 10am.

(d) Please take all your personal effects with you on departure. Anything left will be disposed of (as per the Uncollected Goods Act) at your cost (see #23). Please ensure you notify management *in writing* with your contact details if you leave any specific goods that have a *material value* or *require special handling*.

3. TERMINATION

(a) Zarita management or residents may terminate the occupancy agreement by giving written notice to the other party. Note that:

(i) All residents and their guests must behave in a civil and proper manner. In the event of; threats to the health (note public health orders may apply) or safety, acts of violence or abuse of any person, damage to property, or any other illegal/criminal/ unauthorised commercial activity, by either party, then the other party can require immediate termination. Note the assistance of the relevant authorities may be called upon.

(ii) In the event either party fails to comply in a reasonable manner with Zarita terms and conditions after a written notice, then at least one week's written notice is required for termination by either party.

(iii) In the event either party elects to terminate the occupancy agreement for any other reason (eg no grounds), then at least two weeks written notice is required by either party.

(b) In the event disputes between residents or guests cannot be resolved amicably, management reserves the right to intervene. If required, termination of occupancy rights with due notice may be imposed.

(c) Once terminated, residents must vacate premises and take all their personal effects with them (see #2d), with any surplus/costs settled in full. Note additional management fees may still apply (see # 23).

4. KEYS & ACCESS.

(a) In the event you are locked out, management retains spare keys to facilitate access. A call out fee may apply (see #23). We recommend you keep spare keys in a safe place.

(b) There could be urgent occasions, where management will require access your suite, e.g. emergencies, repairs/maintenance requirements, health/safety issues, inspections or other reasonable grounds. As a courtesy, we will endeavour to provide as much notice as the circumstances allow, perform them during reasonable times and minimise these intrusions as much as possible.

5. CLEANLINESS

(a) Ensure you keep your suite and common areas in a clean, tidy and orderly state at all times. Any food scraps, dirty cutlery, garbage need to be cleaned up and disposed of in a timely fashion.

(b) Carpets should be vacuumed regularly, ideally twice a week. A vacuum cleaner is stored under the rear stairs on the ground floor. After use, please empty its contents into a plastic bag and then dispose in the **red** garbage bins. Return vacuum promptly after use.

(c) Beds are fitted with mattress protectors and linen. Ensure they are used to prevent damage to mattress.

6. BANK PAYMENT FACILITIES

(a) Payments can be made through the Commonwealth Bank of Australia (CBA), free of charge by electronic transfer. Note 'Over the counter' teller assisted payments at CBA branches, such as cash, cheque, or special ATM's with note deposit capacity, incur an additional \$5 fee per payment to cover the banks fee. Note International transfers CBA's BIC SWIFT code is CTBAAU2S.

(b) Our bank account details are:

Account Name:

Account Number:

Your Agent Number:

3 6 B B C C YOUR NAME

Street# | Weekday# | Suite#

Where

B B = Your weekday payday, e.g. 01=Monday, 02=Tuesday, 03=Wednesday,
04=Thursday, 05=Friday, 06=Saturday, 07=Sunday

C C = Your suite number.

(c) The bank will provide you with a payment receipt and funds are generally transferred within 24 hours (except international transfers). We then deliver you a written receipt, usually within 5 business days.

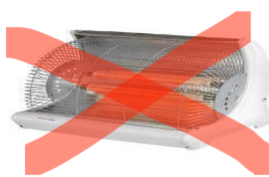
7. FIRE SAFETY

(a) A smoke/ heat detector system plus a residential sprinkler system operates throughout these premises. It is constantly monitored by Johnson Fire Monitoring, and they instantaneously contact Zarita management every time the fire alarm is triggered. Further they also contact the NSW fire brigade to attend in the event the sprinklers or Break Glass Alarm is triggered. The smoke detectors detect smoke from the initial stages of a fire, to provide a very early warning system. Every time the WHOOP WHOOP fire alarm is triggered either Fire Wardens, or the NSW Fire Brigade must attend. Each incident is fully assessed, inspecting the relevant area indicated by the fire control system.

(b) This system has been installed for your safety. It operates effectively but it will trigger a false alarm if there is an air bound substance that resembles smoke from a fire.

(c) It is prohibited to undertake activities which generate false alarms or could cause a fire. This includes:

- (i) **Conventional cooking/frying/toasting in suites** (responsible use of microwaves & kettles is permitted).
- (ii) **Any naked flames e.g. candles, incense sticks, or aromatic oils.**
- (iii) **Aerosol sprays (e.g. air fresheners) particles directly infiltrating the smoke detector.**
- (iv) **Insect control bombs.** (Zarita management can perform free insect control every 6 months).
- (v) **Smoking.** Smoking is not permitted inside the building or near an opening to the building.
- (vi) **An excessive abundance of steam.** It is essential that you prevent steam entering your suite during and after showering by keeping the bathroom door closed and allowing the exhaust fan time to clear any excess steam. A small amount of steam, such as the quantity of steam generated from a briefly boiling kettle, does not trigger the fire alarm.
- (vii) **Bar/element radiators or fan heaters are not permitted.** (Oil-filled column heaters are permitted).



(d) Note that Fire Brigade penalties apply for your misuse of fire safety equipment, and fees apply if false alarms are required to be attended to. In the event of a false alarm the fees that apply if attended by;

- (i) Zarita Fire Wardens charges are listed at #23(b).
- (ii) The NSW Fire Brigade, the charge imposed through Johnson is currently **\$1838.00.+**

Please understand that if you are responsible for causing a false alarm, you are liable to pay the fine.

(e) So as to ensure that the fire alarm system operates correctly, it is independently and comprehensively tested weekly, monthly, and annually by Fire Service Companies: Wormald's and Andrews Fire.

(f) Storage of dangerous/flammable materials, use of unsafe electrical appliances or excessive clutter is not permitted inside the premises. Large (eg e-bike) Lithium-ion batteries cannot be plugged into power points inside your suite unless enclosed in a certified fire & explosion proof Lithium-Ion battery charging safety bag.

(g) The main kitchens have been constructed with exhaust ducts which mitigates cooking fumes from escaping into the rest of the building. Ensure the range-hood exhaust fan is ON *while cooking*. Ensure that the gas or appliances are turned OFF after use. For safety reasons do not leave any cooking unattended.

(h) All residents and their guests/visitors are required to familiarise themselves with #9. FIRE SAFETY EMERGENCY PROCEDURES (on display in main foyer), the location of the Fire Panel & Break Glass Alarm, (near main foyer), fire extinguishers and blankets, evacuation pathways, and the Emergency Evacuation Assembly area (on corner of Carrington Rd & Zarita Ave). Note that you and your visitor/guests must be capable at all times of evacuating the building in an orderly manner in the event of an emergency.

8. SMOKING POLICY

Smoking is not permitted inside the building, or near an opening to the building, or in any external common areas if it disturbs other residents, staff or neighbours. Dispose of butts thoughtfully and safely.

9. ZARITA PRIVATE HOTEL: FIRE SAFETY EMERGENCY PROCEDURES (v: 03.23)

For your safety, all residents and their guests/visitors are required to study these fire safety procedures. Inform management if you or your guest's mobility would prevent an orderly emergency evacuation.

Operation of the Warning System

The building has a smoke/ heat detector system (and sprinkler system) which are interfaced with the occupant warning system (OWS). When a detector activates, the warning system will automatically start sounding. The first tones to be heard will be the alert tones (**BEEP, BEEP sound**). There could be a fire in the building. You must get ready to leave the building in this time:

1. If the chief warden is not present, the tones will automatically change to the evacuate tones (**WHOOOP, WHOOOP sound**) after a short period of time. **These tones always mean leave the building.** Everyone must evacuate to the emergency assembly area, at the corner of Carrington Rd & Zarita Av. See below for actions.

2. If the chief warden is present, they will take control of the warning system at the Fire Indicator Panel which is in the ground floor hallway. They will announce over the OWS that an investigation is being carried out to determine if there is a fire or if it is a false alarm:

2a. No Fire (false alarm)

If the investigation determines there is no fire, the chief warden will make another announcement by the PA and inform everyone of the situation. They will then reset the fire indicator panel. It is important to remember to **stay alert until the chief warden makes the second announcement.**

2b. Fire

If the investigation determines there is a fire, the chief warden will inform everyone by the PA and **order everyone to evacuate.** They will then turn on the evacuate tones of the warning system (**WHOOOP WHOOOP**). The Evacuation tones always mean leave the building and move to the emergency assembly area, at the corner of Carrington Rd & Zarita Ave.

Actions to take if you discover a FIRE:

Based on an acronym called R.A.C.E. (It doesn't matter the order in which the actions are taken):

- + **RESCUE** those in immediate danger if safe to do so.
- + **ALERT** others in the building and raise the alarm, by **activating the red break glass alarm** which is located at the **Fire Indicator Panel A.S.A.P.** **This automatically calls out the fire brigade and also activates the warning system in the building.** Also, ring 000 to reconfirm. Note FRNSW will receive automatic notification through the operation of the sprinkler system and the activation of the red break glass alarm.
- + **CONTAIN** the fire if safe to do so by closing the doors to the room where the fire is located. This will impede the spread of fire and smoke through the building.
- + **EXTINGUISH &/or EVACUATE.** If you have been trained and the fire is small, it might be possible to extinguish the fire with an extinguisher or fire blanket. Otherwise, evacuate.

Actions to take if it's a False Alarm

Activities that generate an air bound substance that resembles smoke from a fire will trigger a false alarm (eg conventional cooking, toasting, smoking, candles, incense sticks, direct aerosol sprays, excessive steam).

If you trigger a false alarm, you will see; a **red-light** blink on your detector, and/or on the indicator near the outside of your suite door, with details on the FIP screen. **Contact Zarita management immediately (at Zarita reception or by calling 0417065798)** to avoid hefty fire brigade callout fees (\$1838+).

Note if you are responsible for a false alarm, you are liable to cover the cost of the fine. See #23 for further information on charges & #7 for prohibited activities that could trigger false alarms.

Site Address: 36 Carrington Rd, Waverley, (nearest corner Zarita Ave) NSW 2024

10. QUIET ENJOYMENT OF PREMISES.

- (a) In order to ensure the quiet enjoyment of premises by all residents, please ensure that noise is kept to a minimum, especially at night between 10pm and 7am.
- (b) Pets are not permitted.

11. VISITORS

- (a) Visitors are permitted from 9am to 9pm, given they abide by the house rules and do not disturb other residents (i.e. parties are not permitted). Residents are fully responsible for the conduct of their guests.
- (b) Suites are for 2 adults only. It is not permitted to 'Sublet' or have guests stay overnight, unless special arrangements have been made with management and additional fees apply (see #23).

12. KITCHEN, LOUNGE, LAUNDRY & COMMON AREAS.

The Main Kitchens, Lounge and Laundry are shared amenities for all residents. Residents are welcome to use these facilities providing they do so in a responsible manner and with due consideration to other users.

- (a) If you use the Main Kitchens, you need to clean up any cooking mess. Cleaning products are stored near the kitchen sink for your use. Any dirty cooking equipment left lying around will be disposed of.
 - (i) A share fridge is available for residents to use. We recommend you place your food in a marked container, e.g. plastic bag. Do not abandon food in the fridge; if any is found it will be disposed of.
 - (ii) For safety reasons do not leave any cooking unattended and please ensure that the gas is turned OFF after use. The range-hood exhaust fan operates *automatically* so as to remove any excess cooking fumes.
 - (iii) In order to contain noise and fumes, please ensure the kitchen door is kept closed during use.
- (b) Gold coin (\$3) operated cold wash washing machines and dryers are available for your use. Please ensure you collect your washing from the machines in a timely manner, i.e. at the end of the cycle. Do not dry your washing in your suite, and ensure suite and ensuite is well ventilated, to prevent mould.
- (c) Do not store personal effects in common areas. Any found will be disposed of.
- (d) Note Mini-Kitchenettes in the suites are supplied with cold water only.

13. GARBAGE & WASTE RECYCLING

- (a) Garbage recycling is a wonderful initiative. It's a small amount of effort that produces invaluable benefits for everyone. We support this cause and we ask that you do so as well.
- (b) Please ensure that your rubbish is disposed of thoughtfully. Place recyclable material sorted into the appropriate coloured bins:

- (i) **BLUE GARBAGE BIN: for all paper / cardboard (crush boxes) (NO PLASTIC BAGS)**
- (ii) **YELLOW GARBAGE BIN: for all glass / plastic / metal containers (NO PLASTIC BAGS)**
- (iii) **RED GARBAGE BIN: for all PLASTIC BAGS and all other general domestic waste.**

- (c) Note that the garbage collectors can and do refuse bins that are not sorted correctly. Thereby we check that the garbage is placed in the *correct* bin. This is not pleasant work. Please do not be offended if we find that your garbage has been placed in the wrong-coloured bin and we ask that you re-sort it out.
- (d) Note the small bin in the main kitchen is for kitchen waste only and not for your personal rubbish.
- (e) Ensure you remove your personal effects when you depart. Dumping is not permitted. Regulatory fines and handling costs (see #23) can apply.

14. DISCLAIMER AND SECURITY SYSTEM

(a) All care but no responsibility is taken for any damage or loss of residents or guests' personal property. Further residents and guests shall indemnify and hold harmless the operator against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the incident, injury or loss. It's your responsibility to provide your own insurance cover, if you require it.

(b) Zarita is protected by 24 hour recorded security cameras. Please ensure the main doors are locked.

15. T.V. SYSTEM

(a) Our master antenna television (MATV) system at Zarita provides you with access to Sydney and Illawarra free to air digital television reception.

(b) You can opt to have standard pay T.V. connected to your suite at your cost. A satellite dish has already been installed on the roof and is connected to your suite via a single RG6 cable. Note Zarita is not cabled for premium pay T.V services such as interactive I.Q. Only standard Pay T.V services that run through a single RG6 cable can be installed. Contact your pay T.V supplier to install standard pay T.V. It is essential that Zarita management is available (by appointment) at connection time, so we can provide the required access to the main head. Fees may apply (see #23).

16. POSTAL SERVICES

(a) Please be sure to have the correct name and address details on your mail. Mail and packages are placed in reception, and can be collected at your convenience.

(b). All care but no responsibility is taken for your mail, so please ensure you take appropriate measures if you expect valuable mail, for example arrange for it to be sent as registered mail to be collected from Waverley Post Office, 256 Bronte Rd, Waverley, NSW, 2024.

(c) Note any mail/packages that arrive after you depart will be automatically “Returned To Sender”.

17. Wi-Fi BROADBAND INTERNET

(a) A Telstra Ultimate 250 NBN 802.11b/g/n/a/ac (2.4, 5.0 & 6.0GHz) MAC and password protected wireless internet service is available at Zarita.

(b) Charges for Wi-Fi access are:

- (i) a standard upfront connection fee of \$20, plus
- (ii) \$5 per week for normal residential ongoing usage.

(c) The connection fee is due upfront and add the weekly usage fee to your normal ongoing tariff payments.

(d) We will need to register the physical address (MAC #) of your wireless network card which *we* can obtain from your computer with your assistance. We allow about 10-15 minutes for a standard upfront connection. If it takes longer due to circumstances beyond our control, additional fees apply (see #23). We do not, and cannot, provide technical assistance. Connection assumes access will be maintained for at least 13 weeks, otherwise additional reconnection fees may apply.

(e) The wireless service is provided on an “*as is*” basis by Telstra and it operates under their standard terms and conditions, which can include interruptions beyond our control.

(f) Wi-Fi is for normal residential use on standard devices (e.g. phones, tablets, laptops). High-bandwidth or data-intensive use, including; HD/UHD televisions, streaming sticks, VR headsets, gaming consoles, servers or network hosting is not permitted. Excessive usage may incur additional charges or disconnection.

(g) Private hardwired telephone or internet connections are not permitted without express management approval. They can only be connected in limited circumstances if installation is not visible, fully sympathetic. Any damage or restoration costs to be covered by the applicant.

18. ELECTRICAL SYSTEM and APPLIANCE HIRE

(a) Suites are fitted with sub main power boards and Residual Current Device (RCD) circuit breakers for your safety. These RCD circuit breakers must be pop-tested every 6 months. Simply press the TEST button on the RCD; the fuse should instantly trip and switch all power off. Then simply reset the fuse to ON to restore power. If the fuse fails to trip, inform management immediately.

(b) You can hire, as optional extras, some large electrical appliances from Zarita. Hire charges apply to each optional extra appliance. Subject to availability, optional extras can include Bar Fridges (\$10pw), 1000W Heater (\$10pw), Microwaves (\$5pw), T.V.'s (\$5pw), and Wi-Fi (\$5pw per device + \$20 for connections). Test and tag safety checks may be required for any plug-in appliances provided.

(c) Note bar fridges require regular defrosting. Ensure this is done carefully to prevent water leaking.

19. INSECT PEST CONTROL PROCEDURES

(a) Before check-in, all accommodation at Zarita is treated to protect against common insect pests for up to 6 months. If your stay is longer, we can provide complimentary pest control treatments twice a year.

(b) We also carefully check and treat for bed bugs. But if bed bugs are introduced, ongoing protection cannot be assured. If you suspect you are carrying or have been infested with bed bugs (bites similar to mosquitos), inform Zarita Management. With your co-operation we will undertake a careful inspection and then co-ordinate treatment with you.

(c) Any standard Zarita pest control treatment is provided free of charge to you.

Some Bed Bug Information.

Since 1999 there has been dramatic resurgence of bed bugs in Australia.



What are bed bugs?

Bed bugs are small insects that feed on the blood. Adult bed bugs are oval, about 5mm in length, wingless and rusty red coloured. They have flat bodies and are visible to the naked eye. In homes, bed bugs feed on the blood of humans, usually at night when people are sleeping, and then they generally hide in dark crevices on or near beds at other times.

How do I know if my abode is infested with bed bugs?

Typically, the bed bug bite is painless and rarely awakens a sleeping person. However, it can produce itchy welts on the skin, which are similar but larger than mosquito bites. Although bed bugs may be a nuisance to people, they are not known to spread disease. They can cause allergic reactions in sensitive people.

In most cases, bed bugs are transported from infested areas by crawling into luggage, furniture or bedding that is then brought into homes. If you have bed bugs, you may notice the bite marks on your skin or you may also see the bed bugs themselves, small bloodstains from crushed bugs, or dark spots from bed bug droppings, generally on or near your bed.

How to get rid of bed bugs?

If you suspect you have bed bugs **inform Zarita Management immediately**. With your assistance we will undertake a careful inspection and then co-ordinate treatment which is free of charge. It is essential we deal with bed bugs properly to prevent their dispersion and not trigger the fire alarm (see#23(b) fees apply).

Good housekeeping practices will discourage repeat infestations:

- Infestations can be prevented by carefully checking anything you bring into your home or quarantining anything suspicious (e.g.in sealed garbage bags) and then treating them in a safe place *outside* the building.
- Regularly and thoroughly clean and wash all your bedding, linen, rugs, and clothes.
- Meticulously vacuum clean your suite regularly, especially around, under, and on your bed.

For more information try www.bedbug.org.au. (Westmead Hospital Dept of Entomology).

20. BICYCLE RACK

A bike rack is available for your use at Zarita, near the garbage bins at the rear of the property. Use a strong chain and lock to secure the bike. Note bikes & any battery packs etc are not to be stored inside the building.

21. PARKING OPTIONS

(a) There are three On-Street Parking Options near Zarita:

(i) Mostly Free and Unrestricted On-Street Parking: Available on Church Street.

(ii) Partially Restricted On-Street Parking: Parking on Zarita Avenue and Campbell Street is generally free but has a 2-hour limit between 8am and 6pm Monday to Friday for those without a resident parking pass. Up to 7 residents of Zarita can apply for a resident parking pass, for unrestricted parking on Zarita Ave and Campbell St... (Note: Council Fees apply). To qualify you must prove you are a permanent resident of Zarita, so your Driver's Licence and Motor Vehicle registration must be addressed at # / 36 Carrington Road, Waverley and you will need a letter from Zarita management. For more information, please contact Waverley Council on 02 9083 8000 or go to www.waverley.nsw.gov.au.

(iii) Peak Hour Restrictions: Peak Hour Parking restrictions apply on Carrington Road in the mornings on the Eastern Side and in the afternoons on the Western side. Beware Carrington Road is a clearway and heavy penalties may apply if you breach the parking restrictions. Outside these hours, parking is free.

(b) Off-Street Parking Spaces are strictly limited and available by arrangement, subject to availability. Quick loading or unloading from the rear driveway is permitted with prior management approval.

22. SUPPORT SERVICES

Zarita Private Hotel is registered as a General Boarding House under the NSW Boarding House Act. It is not licensed or staffed to provide care services. People with additional needs requiring daily care or support cannot be housed as residents. To meet fire certificate mandates, all occupants must be physically capable of independently recognizing alarms and navigating stairwells to the external assembly area.

23. ADDITIONAL FEES AND CHARGES.

(a) Short stays of less than 13 weeks incur an additional fee of \$360. Note minimum pay is 4 weeks.

(b) Administration fees may apply where residents require additional services, beyond the normal duty of management. Examples can include; call out fees for lock outs or false alarms etc (including travel time), administration fees for failure to comply to house rules (including late payments), and waiting times for resident services installations or special deliveries:

(i) During normal business hours, these fees are \$30 plus \$1 per minute.

(ii) After hours fees (5pm-9am, weekends or public holidays) are \$60 plus \$2 per minute.

(c) Additional replacement keys are \$25 per key.

(d) Appliance hire (from \$5pw) and WIFI internet connection (\$20) & usage (\$5pw) apply. See #18 & #17.

(e) Subject to management approval, a fee of \$10 per day per additional guest applies.

(f) Charges apply for the misuse of smoke detectors (e.g. Fire Brigade call out **\$1838+**) and safety equipment.

(g) Minimum cleaning fees (\$220) may apply to suites or common areas left in an unclean state.

24. ZARITA MANAGEMENT CONTACT DETAILS:

P. Dormia:

E: zarita@bigpond.com

A: 36-38 Carrington Rd., Waverley, N.S.W, 2024

Zarita Private Hotel Pty Ltd. ABN 58610755416

P: 9389 5312

Preferred contact is by SMS or email. Urgent matters can be addressed at reception or by mobile.

(v: 6.26) **ZARITA: OCCUPANCY AGREEMENT** (Boarding House Act 2012)
Please carefully read *Zarita's Terms & Conditions* before completing this occupancy agreement.

	1.	2.
Name:		
Phone:		
Email:		
Previous Address:		
Passport:		
Drivers Licence:		
Date of Birth:		
Wi-Fi MAC #:		
Departure Date:		
Other:		
Employer's Details:		
Emergency Contact:		

Extras: BF MW TV Wi-Fi		\$	+ Wi-Fi (\$20 each) =	\$
Tariff per week:	\$	- \$ (Disc*) =	\$	x2 Security Deposit = \$
Total per week:		\$	x2 First 2 Weeks =	\$
Other:	Check in Date:		TOTAL:	\$

I/We have read and agree to comply and uphold *Zarita's Terms & Conditions*. I/We note the following clauses:

#1(b) Tariffs are due and payable at least one full week in advance.

#1(e) A \$ ____ *pw discount is granted if your stay exceeds 26 weeks. An additional short stay fee of \$360 applies to stays of less than 13 weeks. Note there is also a minimum pay of 4 weeks.

#2(a) At departure your suite will be inspected, and any *surplus tariff* and/or *security deposits* will be refunded given; (i) tariffs have been paid in a timely manner (i.e. at least one full week in advance); (ii) two weeks' written notice has been given, and any charges have been accounted for; and (iii) suites are returned clean, tidy & undamaged (i.e. like how you found them).

#2(b) Any costs for damage or uncleanliness (min. cleaning fee \$220) must be settled in full before departure.

#3 Breaches of the terms and conditions can lead to additional fees and the termination of your occupancy rights.

#4(b) At reasonable times, management may require immediate access to your suites for, health, safety and maintenance reasons, or as a part of inspections.

I/We have read & understand Fire Safety and Emergency protocols, including stiff penalties that may apply for misuse of smoke detectors (**\$1838+ NSW Fire Brigade fines**) and safety equipment. I/We do not have mobility constraints.

1. Signature: _____ ON BEHALF OF 2. Signature: _____
Date: _____ Date: _____

YOUR POSTAL ADDRESS : / 36 – 38 Carrington Rd., Waverley, NSW, 2024. AUSTRALIA
BANK PAYMENT DETAILS :
ZARITA MANAGEMENT :

_____ Date _____

Peter Dormia Address: 36-38 Carrington Rd Waverley NSW 2024. ABN 58610755416
Zarita Private Hotel Pty Ltd Phone: 9389 5312 Email: zarita@bigpond.com

