SHORT TERM RENTAL TERMS & CONDITIONS

1. Acceptance of Terms and Conditions

All bookings accepted by **JE Erasmus trading as 8@Lalandi Beachfront Cottage** ("the Property") are subject to these Terms and Conditions. These terms are deemed to be accepted in full by the Client/Guest upon payment of the Rental Charge or any associated deposit.

2. General Status of the Rental

Renting this self-catering cottage does not confer legal possession or create a tenancy agreement. The Client/Guest confirms and agrees that they will occupy the cottage strictly as holiday accommodation and not as their only or principal home.

3. Reservations & Payment

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- **Confirmation:** A booking is only finalized and confirmed once the Property issues a written confirmation email.
- **Payment Deadline:** The full Rental Charge must be paid at least **7 days prior to the arrival date**. If full payment is not received by this time, the reservation will be automatically cancelled, and any deposit previously received will be refunded.
- **Currency & Fees:** All payments must be made in **Namibia Dollars (NAD)**. Payments must be clear of all bank charges, exchange rate variations, transfer fees, or any other deductions.
- **Payment Method:** Payment must be made via **bank-to-bank electronic funds transfer (EFT)** to our designated bank account.
- **Funds Clearance:** Under no circumstances will access or accommodation be provided until cleared funds covering the full Rental Charge have been received.

4. Cancellation Policy

- **Free Cancellation Window:** Guests may cancel their booking free of charge up to **7 days prior to the arrival date** to receive a full refund of any deposit paid.
- **Late Cancellations:** Cancellations made within 7 days of the arrival date are non-refundable, as full payment is required by this deadline to secure the booking.
- **Notification:** All cancellations must be submitted in writing to **bookings@8lalandi.com** to initiate the refund process or facilitate re-letting.

5. Rental Charges

- **Inclusions:** The Rental Charge is inclusive of Namibia Tourism Board (NTB) Levies, utility charges, Wi-Fi access, and Netflix.
- **Service Interruptions:** While the Property ensures that all utility accounts are paid and active, we shall not be held liable or responsible for water, electricity, or municipal supply outages implemented by local authorities in the Langstrand area. Temporary interruptions of utility services during a guest's stay do not entitle the guest to refunds or compensation.

6. Occupants & Capacity Limits

- **Authorized Guests:** Only the specific guests registered by name at the time of booking may occupy the cottage. The Client/Guest may not assign, sublet, share, or part with possession of the cottage or any part thereof.
- **Maximum Capacity:** A strict maximum of **6 (six) occupants** is permitted in the self-catering unit at any time.

Arrivals & Departures

- **Check-in:** From **14:00** onwards.
- **Check-out:** By **10:00**.
- **Departure Protocol:**
  …to prevent odours & pests:

- Hang wet towels on rails to dry
- Leave the unpacking of your last clean dishwasher load to us
- Place trash in big black bin

…to secure the house:

- Bring deck furniture inside
- Lock windows/sliding doors, close curtains/blinds
- Lock front door
- Activate alarm
- Return keys to lockbox & verify it is locked

8. Wi-Fi & Digital Services

Complimentary Wi-Fi internet access is provided for guest convenience. While we maintain a high-quality connection, the Property is not responsible for network provider outages or technical failures beyond our control. Inability to connect to the network does not constitute a breach of contract or warrant a rental refund.

9. Property Use, Care & House Rules

- **Standard of Care:** The Client/Guest is responsible for taking reasonable care of the cottage, its furniture, utensils, and equipment. The property must be left clean, tidy, and in a respectable state at the end of the rental period.
- **Inventory:** No items, linens, or equipment may be removed from the cottage.
- **Damages & Reporting:** Any damage or breakages must be reported to management immediately. If damages, breakages, or excessive dirtiness occur due to negligence, wilful actions, or irresponsible behaviour by the Client/Guest or their visitors, the Property will notify the Client/Guest in writing within 7 days of departure with an invoice for the repair, replacement, or extra cleaning costs.
- **Smoking Policy:** Smoking is **strictly prohibited** inside the cottage.
- **Pet Policy:** No pets of any kind are allowed on or around the cottage premises.
- **Event & Party Restrictions:** Parties, social gatherings, hen parties, stag parties, or similar events are strictly prohibited. The property is strictly reserved for residential use.
- **Exterior security camera present.** We have one motion activated security camera at the front door. The footage is only reviewed if the alarm system is triggered. Motion activated light at the front door to assist guests at night. The property is patrolled by security guards at night.

10. Liability & Indemnity

JE Erasmus trading as 8@Lalandi Beachfront Cottage, its management, and its staff accept no liability or responsibility for any personal injury, illness, death, loss, or damage to personal effects and property, howsoever arising, during the Client/Guest's stay within the cottage, the Lalandi complex, or its surrounding grounds. Guests enter and utilize the premises, including the available laundry machines, entirely at their own risk.

11. Right of Eviction

The Property reserves the right to refuse admittance or immediately evict any guest or party, without a refund or compensation, if they are found to be in breach of any of these Terms and Conditions.

…… ……

Client/Guest signature **Date**