

### FARM STAY :

- Possum Grove is a working farm and plantation, at any time staff may be working on the premises as part of the farms operation. Heavy machinery may be in use during these times.

### INCLUSIVE FEES :

- Rates include a one time linen & towel setup. Amenity fees are included in the rental rate

### RATE CHANGES :

- Rates are subject to change without notice
- No early check-in or late checkout without arrangement and confirmation (may attract extra fees)

### PARKING & GATES :

- The property has a double car port, plus plenty of uncovered parking area for guest use
- At any time there may be a number of animals on the property, we ask that you ensure the main gate to the property is locked at all times to prevent any animals from wandering in or out

### MAXIMUM OCCUPANCY :

- The maximum number of guests is limited to a maximum of 10 persons at all times

### PAYMENT :

- A deposit equal to 50% of the total accommodation rate is required to hold your booking date
- Balance is payable 30 days prior to your booking date

### CANCELLATIONS :

Cancellation fees apply to all bookings at the rates outlined below :

- Between 21 and 60 Days prior to booking date : 50% of deposit will be forfeited
- Up to 21 days prior to booking date : 100% of deposit will be forfeited

### DAMAGE :

- No damage is to be done to house or its contents beyond what may be considered as normal wear
- All debris, rubbish and discards are to be placed in bins provided
- Soiled dishes are to be placed in the dishwasher and cleaned prior to departure
- No linens are lost or damaged

### SPA BATH :

- There are certain risks associated with this facility (Slipping / Drowning) Use at your own risk

- No children are permitted in the spa bath unattended at any time
- We are on tank water, so we ask that you use water responsibly

### **SEPTIC SYSTEM :**

The house is on a septic system which is very effective, but it will clog up if improper material is flushed.

- Do not flush anything other than toilet paper
- No feminine products should be flushed at anytime
- If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to three hundred dollars (\$300.00)

### **PETS AND OTHER ANIMALS :**

- Only pets that are toilet trained are allowed inside the living areas of the house
- Only pets less than 10kg are permitted inside the living areas of the house
- Pets over 10kg or arthritic pets are permitted inside during winter with prior approval
- Pet owners are responsible for cleaning up any and all pet refuse
- Pets are not allowed on furniture provided for humans at any time
- Any evidence of pets on furniture will incur extra cleaning fees
- All pets must be vaccinated and wormed
- Heartworm prevention is highly recommended
- All pets are to be treated with Advantage or similar topical flea and tick repellent three days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and other pets
- The house owners assume no responsibility for illness or injury that humans or pets may incur while on the premises
- Please do not feed any animals found on the premises as they may be on special diets
- **Fees will be incurred for carpet cleaning after any accidents**
- **Fees will be incurred for any other damage caused by pets to furniture or property**

### **OTHER POINTS OF NOTE :**

Possum Grove is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

