



# Short-Term Rental Agreement – Bristol Stays Properties (Duel House, The Studio, 473 Bath Road)

This Agreement is made between Jaya Chakrabarti and Stuart Gallemore, trading as *Bristol Stays* ("Hosts"), and the undersigned guest ("Guest"), for the short-term rental of a property managed by Bristol Stays.

The property address will be confirmed in your booking and will be one of the following:

- **Duel of Bristol House**, 28 Broad Street, Bristol BS1 2HG
- **The Studio (Annexe)**, 398 Wells Road, Knowle, Bristol BS4 2QP
- **473 Bath Road**, Bristol BS4 3JU

By booking, the Guest agrees to all terms and conditions outlined below.

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## 1. Rental Parties

- **Host:** Jaya Chakrabarti and Stuart Gallemore, trading as Bristol Stays, 398 Wells Road, Knowle, Bristol, BS4 2QP, UK.
- **Guest:** The individual(s) named in the booking confirmation. All adult guests must be named for insurance purposes.

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## 2. Occupancy and Use

- Occupancy is limited to the number stated in your booking confirmation. Over-occupancy will result in refusal of entry, forfeiture of deposit, and notification to authorities.
- No subletting or use for commercial purposes is permitted.
- Guests may not leave the property unoccupied for more than 24 hours without prior approval. During any extended guest absences or between bookings, the property is inspected weekly in accordance with insurance requirements.

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## 3. Property Condition, Safety and Security

- The property must be left in a tidy condition.
- Used towels must be left in the designated laundry bag.



- All lights, ovens, air conditioning units, and other appliances must be turned off before departure.
  - All routers must remain powered on.
  - Guests must not tamper with safety equipment (e.g., smoke detectors, fire extinguishers).
  - Guests must comply with fire safety and legionella prevention instructions in the house manual.
  - If applicable, air conditioning and electric towel rails must be turned off when not in use. (Duel House only).
  - A Ring doorbell with a built-in camera may be installed at the entrance (Duel House only). There are no cameras inside the house. Additional security cameras may be present only in restricted, out-of-bounds areas (e.g., basement or linen room).
  - For Duel House, a smartlock is in use. The keycode is confidential and must not be shared with anyone outside the registered guest party. Take care not to disclose the code in a way that could be overheard or observed. For The Studio and 473 Bath Road, a physical key is provided via a secure keysafe—please ensure it is returned to the keysafe when not in use and upon departure.
  - All external doors and accessible windows must be locked whenever the property is unoccupied.
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#### **4. Rules & Restrictions**

- No smoking, parties, or pets.
  - Quiet hours: 22:00–09:00.
  - No candles, open flames, or roof access.
  - No unauthorised visitors.
  - Illegal activities will result in immediate eviction and will be reported to authorities.
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#### **5. Payment and Security Deposit**

- Full payment is required at booking via Stripe if booked directly, or via third-party platform systems where applicable.
  - An additional security deposit may be held as a pre-authorised charge on the guest's credit card, released after departure, assuming no damage or breaches of this agreement. The deposit may be used to cover repair costs, losses, or insurance excesses.
  - All payments include VAT where applicable.
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#### **6. Damages and Liability**

- Guests must report all damages immediately.

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- Guests are liable for any damage caused by themselves or their visitors, including theft or malicious damage.
  - Loss of keys/fobs may incur charges up to the cost of lock replacement.
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## **7. Cancellation Policy**

- Guest cancellations are non-refundable unless otherwise stated.
  - Host cancellations will result in re-accommodation or refund.
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## **8. Emergencies**

- In case of fire: use extinguishers if safe, evacuate, call 999, then notify the host at the emergency numbers provided.
  - Guests must notify the host immediately in the event of fire, leaks, or safety concerns.
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## **9. Insurance and Liability**

- Host is not liable for loss or damage to personal belongings.
  - Guests are advised to obtain travel and belongings insurance.
  - Host is not liable for injury unless due to proven negligence.
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## **10. Right of Access**

- Host representatives may enter the property with reasonable notice for inspection or essential maintenance.
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## **11. Force Majeure**

- Host is not liable for cancellations or failures caused by events beyond control (e.g., pandemics, natural disasters).
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## **12. Privacy**

- Guest data is handled per GDPR and used solely for booking management and service improvement.

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### 13. Late Check-Outs

- Check-out must occur by the time stated in your confirmation. Late departures without prior approval may result in an additional charge equivalent to the full cleaning fee due to disruption of same-day turnovers.

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### Guest Acknowledgement

By signing below, the Guest agrees to these terms and conditions.

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_