



Short-Term Rental Agreement – Bristol Stays

(Duel of Bristol House, The Studio, 473 Bath Road)

This Short-Term Rental Agreement (“Agreement”) is made between **Jaya Chakrabarti and Stuart Gallemore**, trading as **Bristol Stays** (“Host”), and the **Guest** (as defined below), for the temporary occupation of accommodation managed by Bristol Stays.

The Property address will be confirmed in the 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 confirming a booking and/or making payment, the Guest accepts and agrees to the terms and conditions below on their own behalf **and on behalf of all authorised occupants**.

1. Rental Parties and Definitions

Host:

Jaya Chakrabarti and Stuart Gallemore, trading as Bristol Stays
398 Wells Road, Knowle, Bristol, BS4 2QP, United Kingdom

Guest:

The person or organisation making the booking and accepting this Agreement, whether acting on their own behalf or on behalf of another individual or individuals.

Authorised Occupant:

Any individual authorised by the Guest to occupy the Property during the booking period.

The Guest remains responsible for the acts and omissions of all Authorised Occupants and visitors as if they were the acts and omissions of the Guest.

2. Nature of Occupation and Use

2.1 The Property is provided for **short-term accommodation only** under a **licence to occupy**. Nothing in this Agreement creates or is intended to create a tenancy, assured tenancy, or assured shorthold tenancy.

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2.2 The Property is **not the Authorised Occupant's only or principal home** and must not be treated as such.

2.3 The Guest and any Authorised Occupant acknowledge that:

- No exclusive possession is granted
- The Host retains control of the Property
- The right to occupy ends automatically at the end of the agreed booking period

2.4 Where the Property forms part of, or is located within the curtilage of, the Host's own residential premises (such as an annexe or studio), the accommodation is acknowledged to be ancillary to the Host's main dwelling and remains under the Host's overall control.

2.5 No subletting or commercial use is permitted.

3. Occupancy

- Occupancy is limited to the number of Authorised Occupants stated in the booking confirmation.
- Over-occupancy may result in refusal of entry, immediate termination of the stay, forfeiture of the security deposit, and recovery of additional costs.

Authorised Occupants may not leave the Property unoccupied for more than 24 hours without prior approval. During extended absences or between bookings, the Property may be inspected in accordance with insurance requirements.

4. 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 appliances must be turned off when not in use.
- Internet routers must remain powered on.
- Authorised Occupants must not tamper with safety equipment.
- Fire safety and legionella prevention instructions in the house manual must be followed.

Additional property-specific provisions apply:

- **Duel of Bristol House:**

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- Smartlock access; keycodes must not be shared
- Ring doorbell at entrance only; no internal cameras
- **The Studio / 473 Bath Road:**
 - Physical key provided via keysafe; must be returned on departure

All external doors and accessible windows must be locked whenever the Property is unoccupied.

5. Rules and Restrictions

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

- Full payment is required at booking (via Stripe for direct bookings or via the relevant platform).
- A security deposit may be pre-authorized and released after departure subject to inspection.
- The security deposit does not limit the Guest's liability for losses, damages, or breaches.

All payments include VAT where applicable.

7. Use of Address and Non-Residency

Neither the Guest nor any Authorised Occupant may:

- Use the Property as a correspondence or residential address
- Receive post or parcels at the Property
- Register the address with any bank, GP, NHS service, HMRC, DVLA, insurer, employer, or public authority



- Represent the Property to any third party as their home or place of residence

Any breach of this clause may result in immediate termination of the licence without refund.

8. Damages and Liability

- Damage or loss must be reported immediately.
 - The Guest is liable for all damage, loss, theft, or malicious damage caused by the Guest, Authorised Occupants, or visitors.
 - Loss of keys or access devices may incur charges up to the full cost of replacement.
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9. Right of Access

The Host or authorised representatives may enter the Property with reasonable notice for inspection, cleaning, maintenance, utilities, safety checks, or compliance purposes.

Immediate access may be exercised without notice in emergencies.

10. Emergencies

In case of fire:

- Use extinguishers only if safe
- Evacuate immediately
- Call **999**
- Notify the Host as soon as reasonably possible

Leaks or safety concerns must be reported immediately.

11. Insurance and Liability

- The Host is not liable for loss or damage to personal belongings.
 - Guests and Authorised Occupants are advised to obtain appropriate travel and belongings insurance.
 - The Host is not liable for injury unless caused by proven negligence.
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12. Cancellation Policy

- Guest cancellations are non-refundable unless otherwise stated.
 - Host cancellations will result in re-accommodation or refund where appropriate.
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13. Force Majeure

The Host is not liable for failure or delay caused by events beyond reasonable control, including natural disasters, pandemics, or government action.

14. Privacy

Personal data is processed in accordance with UK GDPR and used solely for booking administration and service improvement.

Guest Acceptance

Confirmation of the booking and/or payment constitutes acceptance of this Agreement by the Guest on their own behalf and on behalf of all Authorised Occupants.

Name:	_____
Organisation	_____
Contact Email	_____
Signature	_____
Date	_____