



TERMS AND CONDITIONS– GUESTS

SOUTHERN STAYING

Name: Southern Staying(Bosbok
Sekuriteitstelsels CC) trading as Southern
Staying Holiday Rentals
Here in Further used as Southern Staying.

Registration number:1997/005276/23

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Address: 10 Main Road, Struisbaai,
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ACCEPTANCE OF THIS AGREEMENT BY YOU

You make use of Southern Staying's
services and website, subject to the terms
and conditions outlined in this document.

This agreement is valid and binding on all
persons who access this website (or any
part thereof) or who use Southern Staying
services (outlined below). Please read this
agreement carefully because by using this
website or Southern Staying's services, you
will be deemed to have agreed to be bound
by it. If you do not agree to be bound by
this agreement or are not yet of a legal age
to be bound by this agreement, you must
leave this website immediately and refrain
from using Southern Staying's website and
services, as further use will automatically
bind you or, in the case where you are not

of a legal age, you together with your legal
guardian.

ACCEPTANCE OF THIS AGREEMENT BY ALL TRAVELERS AND GUESTS

By accepting this agreement, you also do
so on behalf of all travelers and guests
included in your bookings made through
Southern Staying's website or services and
represent that you have the authority to do
so.

VARIATION

Southern Staying reserves the right, in its
sole discretion, to vary this agreement or
any part thereof at any time without prior
notice or justification. Any such changes will
be posted on this page. You are
encouraged to review this agreement at the
inception of each session, as you will be
deemed to have accepted any such
changes (which shall come into effect once
posted on this website) if you continue to
use Southern Staying's website or services
after they have been posted.

FAILURE TO ENFORCE

Any failure by Southern Staying to exercise
or enforce any right or provision of this
agreement shall not constitute a waiver of
such right or provision. Southern Staying
has the right to cede, assign or otherwise
transfer its rights and obligations in terms of
this user agreement to any third party.

LEGAL COSTS

Southern Staying shall not be liable for any costs incurred by you to obtain professional advice regarding this user agreement.

SERVICE INTERRUPTIONS

We undertake to maintain our reservation service and the technology supporting it, but we make no representations or warranties, implied or otherwise, that, amongst others, the content and technology available from this website are free from errors or omissions or that the service will be uninterrupted and error free. Southern Staying shall not be liable for any damage, loss or liability of whatsoever nature arising from any defects that may be found to exist, or may occur from time to time, in the Southern Staying service. You are encouraged to report any possible malfunctions and errors to admin@southernstaying.co.za.

Furthermore, Southern Staying shall not be liable for any direct or indirect loss or damage suffered whatsoever because of "hacking" of this website, planned or unplanned outages or the actions of service providers, including Telkom, Eskom and all relevant hosting and equipment providers. You hereby indemnify and hold Southern Staying harmless in respect of any claim arising from any "hacking" or other outage of service.

JURISDICTION

The laws of South Africa govern this agreement. You agree that any cause of action that may arise under this user agreement shall be commenced and heard in the appropriate court in South Africa.

BOOKING TERMS

SOUTHERN STAYING'S SERVICES

Southern Staying is a self-service accommodation provider that runs a self-service website.

ALWAYS SELF-SERVICE

It is solely your responsibility to define and provide the correct information during the booking process, as well as to assess the suitability of any establishment before booking. Do your homework by researching the different establishments and towns and by making sure that you will feel comfortable at the establishments. Make sure that you know the neighborhoods that you will be visiting and make sure that you know the route to travel before your departure. It is your responsibility to contact the establishment a day before the time to make sure that you know how the check ins work and where to pick up and drop off the keys.

BOOKING IS DIRECTLY WITH THE SUPPLIER

Any reservation you make using Southern Staying's Services is booked for you with a third-party supplier or homeowner (a "Supplier"). You acknowledge that Southern Staying acts as a service provider of the Supplier, who undertakes to render the agreed accommodation service to you. Any right of recourse that you may have regarding the supplied accommodation will be directly with the Supplier, although Southern Staying is always willing to assist wherever possible.

QUOTES, RATES AND PRICES

All rates published on this website are subject to change without notice. Furthermore, rates displayed anywhere on this website, other than a quotation, are to serve as guidelines only. Only quotations

offered directly to a user through the website constitute legal offers. Quotations are always subject to the availability of the Supplier.

While Southern Staying endeavors to display accurate prices; pricing errors do occasionally occur. In such circumstances, Southern Staying will reprice, even if the amount is included in a quotation or has already been paid for.

YOUR RESPONSIBILITIES

You understand and accept the responsibilities of using a self-service booking website such as that operated by Southern Staying. These responsibilities include, but are not limited to:

- ensuring the selection of the correct Supplier with your required characteristics
- checking that accurate details have been supplied and captured in the booking
- ensuring that all your proper travel documentation and permissions have been obtained before completing your booking
- understanding what vaccinations or medication may be recommended for those travelling to South Africa and/or your destination
- ensuring the eligibility of the travelers, including age, health, financial status, or any other factor
- any other factors which might influence your ability to take-up or enjoy your booking for example, where the following documents are required, you alone are responsible for ensuring that the relevant travelers have them on hand:
 - valid identification
 - valid passport(s)
 - valid visa(s)
 - valid birth certificate(s)
 - valid proof of vaccinations

- any other documents which may be required during your travels in South Africa.

Southern Staying also recommends that you seek out insurance products to adequately protect you from the risks associated with your booking. There are various risks associated with travel, and you understand that none of these is guarded against by Southern Staying. For instance, you should ensure that you are adequately protected against loss for reasons of illness, cancellation, injury, damage to your baggage or property, theft, or any other possibility.

NOISE

Radios, CDs, tapes, television/DVD sets, musical instruments, etc. shall not be played in such a manner as to cause a nuisance to adjoining houses or flats. Rowdy and boisterous behavior and excessive noise, including ball games and parties are not permitted in the self-catering establishments. No bachelor's, bachelorettes, 21st, matric after parties or any other parties are allowed in ANY of the self-catering establishments.

If you do not comply, Southern Staying or the Suppliers reserves the right to ask that you leave the establishment and remove your belongings from the premises without any payment or refund to you. Your information will be made available to other agents, and you will be blacklisted in the industry.

SMOKING

In keeping with South African law, Southern Staying has a NO SMOKING policy. Guests cannot smoke in any of the establishments.

RIGHT OF ADMISSION

Please note Southern Staying or the Suppliers reserves the right to ask that you leave the establishment and remove your belongings from the premises without any payment or refund to you, if we are of the opinion, that the establishment has been used in a reckless manner, which could result or has resulted in damage to the premises or compromised the safety of the premises, guests and any other person and/or the Southern Staying brand.

DAMAGE

You are responsible for any damage to the establishment caused by you or any person in your party (irrespective of whether the person is staying at the house or flat). Southern Staying reserves the right to retain your credit card or debit card details and to charge the cost of such damage to property to your account. Southern Staying is also well within our rights to institute legal action against you without notice.

Your information will be made available to other agents, and you will be blacklisted in the industry.

TERMS AND CANCELLATION POLICY OF THE SUPPLIERS APPLY

It is your responsibility to familiarize yourself with the terms and conditions before completing a reservation. You are bound by these terms and conditions and cancellation policy when you complete your reservation.

CANCELLATION POLICY

All bookings and related charges are non-refundable unless otherwise stated during the booking process.

Should you cancel your booking 31 days or more prior to the check-in date, a

cancellation fee of 20% of the full rental amount will be charged.

Should the booking be cancelled 30 days or less prior to the check-in date, 100% of the full rental amount will be charged.

This policy will apply to any inconvenience caused by COVID related Regulations potentially promulgated with regards to restrictions on beach access etc. If Regulations prohibit you taking occupation, then a cancellation fee of 20% of the full rental amount will be charged.

Southern Staying pay the refund to you within 7 days. The funds shall be deposited into your bank account (less any applicable fees). Southern Staying shall not be obliged to make any payments to you if you are not entitled to a refund, or the funds cannot be recovered from the Supplier.

ACCEPTING INSTRUCTION

Southern Staying may accept instruction relating to a booking from any party with access to your email account or cellphone number used for the booking, or with substantive knowledge of the booking (such as the reference number).

UNAVAILABLE BOOKINGS

If, after you have made payment for a booking, a Supplier no longer has your selected service available, Southern Staying will undertake to find you a suitable alternative or, failing that, refund you in full.

PAYMENT OPTION

NO CASH PAYMENTS AND NO CREDIT CARD FACILITIES ARE AVAILABLE

No cash payments over the counter of any bank or cash payments at ATM's are excepted.

IF YOU MAKE A CASH DEPOSIT PAYMENT, EXTRA BANK CHARGES WILL BE CHARGED ACCORDING TO THE FOLLOWING FORMULA:

CASH DEPOSIT AT ANY BANK COUNTER OR ANY ATM – R8,00 + 1,60% OF DEPOSITED VALUE (MINIMUM R35).

PLEASE refrain from making cash deposits as it entails extra administration costs.

Electronic Fund Transfers are accepted.
No cheque payments are accepted.

EFT into the following bank account ONLY:

Account name: Southern Staying Holiday Rentals
FNB Cheque Account
Bredasdorp:
Branch code: 250655
Account Number: 62882546058

You can make use of the safe, instant EFT payment portal linked to Southern Staying's website.

PROOF OF PAYMENT

To confirm a booking PROOF OF PAYMENT must be sent to bookings@southernstaying.co.za. If no proof of payment is received, **no booking can or will be confirmed.**

FEES AND COMMISSIONS

Southern Staying may charge you fees for services related to bookings, such as for placing, modifying, amending or cancelling the booking. Southern Staying may receive payments or commissions from Suppliers for bookings. Southern Staying may offer additional service offerings, optional or bundled, that may be offered directly by

Southern Staying acting as a Service Provider of a Supplier.

DISSATISFACTION

If, for any reason, you are dissatisfied with your booking, please call Southern Staying immediately. If your dissatisfaction emerges during your stay, you are encouraged to contact Southern Staying immediately so that, where possible, the situation can be rectified for the rest of your stay.

Please make use of the following after hours emergency numbers, only available to guests that are currently staying at houses rented out by Southern Staying. +27 28 435 6869/+27 11 054 4444. **This numbers is for emergencies, and for bookings or enquiries.** If you contact us after your stay, we do not, however, guarantee that we will be able to resolve your experience to your satisfaction.

DISCLAIMER

Neither Southern Staying nor any of its directors, employees, officers, representatives, agents, consultants, suppliers, service providers or sub-contractors ("Indemnified Parties"), shall be liable for any direct, indirect, special, or consequential losses or damages of whatsoever nature that may result from:

1. your access to or use of this website; or
2. you're purchasing and/or using any of the services available on this website; or
3. the unavailability of any of the services provided on this website; or
4. the inability to access this website or use the services available on this website; or
5. the violation of these conditions of use or any other laws, regulations, and rules by you; or
6. Your interaction with any Supplier. Such interactions may include but are not limited to, any stay made at any

accommodation booked through Southern Staying's website or services.

You hereby indemnify and hold harmless the Indemnified Parties against any losses, damages, liability, claims or costs of whatsoever nature, whether compensatory, direct, incidental, consequential, or otherwise, incurred by the Indemnified Parties arising from or in any way related to the above.

Southern Staying reserves the right to defend and control any claims arising from the preceding information, and you agree to co-operate fully with Southern Staying in any such defenses.

INTELLECTUAL PROPERTY RIGHTS

Except as otherwise indicated, this website, and all text, images, trademarks, trade names, logos and other content contained herein, including, without limitation, Southern Staying logo and all designs, text, graphics, pictures, downloads, information, data, software, sound, video and other files, domain names, web pages, patents, source code, meta tags, databases, hyperlinks, content and the selection and arrangement thereof are the proprietary property of Southern Staying or its licensors or users and are protected from infringement by South African and international copyright laws and treaties. These may not be reproduced or appropriated in any manner without the prior written permission of Southern Staying. This website and all its content and rights to it is reserved under the name of Southern Staying.

ACCURACY OF ACCOMMODATION CONTENT ON THIS WEBSITE

Southern Staying undertakes to take reasonable care to ensure that the information provided by third parties on this website is accurate and up to date.

The accommodation establishments listed on this website legally commit to providing us with accurate and up to date information. We accordingly make no warranties concerning the accuracy or completeness of the information supplied by the accommodation establishments listed on this website or of information supplied by users of this website.

You are encouraged to report untrue, inaccurate, defamatory, illegal, infringing and/or harmful content available on this website to Southern Staying and we shall use our reasonable endeavors to correct and/or remove such content, or any part thereof, if you provide reasonable grounds to prove the alleged nature of such content.

While every effort is made to ensure that all information on the site is updated and correct, Southern Staying shall not be liable for any loss, breach, damage (whether direct, consequential, general, or special) or expense of any nature whatsoever which may be caused, directly or indirectly using, supply or reliance upon any information or service provided by or to Southern Staying through this website.

NO WARRANTY

This website is supplied on an "as is" basis, without any warranty of any kind, express or implied, as to the operation of this website, the accuracy of the information or the products or services referred to on this website and has not been compiled or supplied to meet your individual requirements. It is your sole responsibility to satisfy yourself prior to entering into this user agreement with Southern Staying that the service available from and through this website will meet your individual requirements and be compatible with your hardware and/or software.