

Booking — Rates & Terms

Homestays, staycations & family functions — rates, terms & cancellation

Tariff

DURATION	FULL VILLA	GROUND FLOOR	UPPER CASTLE
Daily 1–2 days · per day	Rs 12,000	Rs 6,000	Rs 5,000
Weekly 7+ days · per day	Rs 10,000	Rs 5,000	Rs 4,000
Monthly 1–3 months · per month	Rs 1,00,000	Rs 60,000	Rs 50,000
Half-Yearly 3–6 months · per month	Rs 70,000	Rs 40,000	Rs 35,000
Long-Term 6–11 months · per month	Rs 50,000	Rs 30,000	Rs 25,000
EXTRAS			
Front-yard pandal / function setup by gathering size			Rs 2,000 – 5,000
Extra members beyond 14 children stay free			Rs 500 / member / day
Security deposit refunded within 24 hrs of checkout			Rs 5,000

Tariff includes up to **14 adults** for full-house bookings. Both floors booked together = Full Villa rate. Online platforms charge Rs 13–15,000/day for the same house — direct booking saves you money.

For stays of 1 month and above: electricity is charged at Rs 9 per unit consumed (meter readings noted at check-in and checkout); cooking gas and water are charged separately on actuals.

How Booking Works

1

Call / WhatsApp
check your dates

2

Pay Rs 10,000 advance
dates blocked

3

Balance + deposit
then keys handed over

4

Checkout, house checked
deposit back in 24 hrs

Pandal & Front-Yard Functions

- Inform us **at least 3 days before arrival** if a pandal / lighting setup is planned — permission charged separately
- Setup only in the front yard; no anchoring to pillars, walls or roof slope (oodh)
- No drilling, nails or tape** on the building — freshly painted; damages charged at actuals
- Drinking water for function guests is the **caterer's responsibility**
- Generator (if needed) is the organiser's arrangement — inverter covers ground-floor lights only

Kitchens & Catering

- Both kitchens available for full-house bookings — stoves, pressure cookers, kadais, earthen pots, puttu kudam, appam kadai, dosa pans
- Crockery per the showcase inventory — breakages charged at replacement cost
- Chimney & microwave on ground floor; water dispensers on both floors

Waste & Handover

- Food waste** — ring pit · **Paper/leaves** — burn corner · **Plastic** — bagged
- Front yard left neat after the function — extra cleaning deducted from deposit
- House returned as received; deposit refunded **within 24 hours**, once the house has been checked

Please note: Rs 10,000 advance confirms the booking — first advance received blocks the date. Balance + deposit on the morning of check-in — look around the house first, keys handed over once paid. Checkout by 10:00 AM.

Rates effective August 2026 — subject to revision. Current version always at ethicstay.com/terms.pdf

Cancellation & Refunds

What happens if plans change — or if we fall short

We block your dates the moment your advance arrives, and turn away every other enquiry for them. These terms simply say what happens if that booking does not go ahead — whether the change comes from your side or from ours.

If You Cancel

- The **Rs 10,000 advance** blocks your dates and is the booking charge
- **30 days or more** before check-in — advance returned, less Rs 2,000 towards costs
- **15 to 30 days** before — half the advance retained
- **Under 15 days**, or no arrival — advance retained in full, as the dates can rarely be filled again
- Postponing to new dates within 6 months — advance carried over in full, subject to availability
- The **Rs 5,000 security deposit is always returned in full**. It is never treated as a cancellation charge

If the House Isn't Right

- Please tell us **as soon as you arrive**, with photographs — do not wait until the evening
- We will put it right **within 2 hours**, at our cost
- If it still isn't right after that, we will agree a **fair refund** with you there and then
- We would much rather fix a problem than lose your trust — please give us the chance

Why we ask you to tell us straight away: a maid, a plumber or an electrician can be called at short notice in the morning or afternoon. After about 6 PM nobody is available in Changanassery until the next day. Reporting a problem the moment you notice it is very often the difference between it being fixed in an hour and it spoiling your stay.

Our Promise on the House

- The house is **cleaned within 24 hours of your arrival** — never earlier
- Every bathroom checked, taps run and toilets flushed before you arrive
- Mosquito repellent, fresh linen and drinking water stocked and in place
- WiFi tested on the morning of check-in

Changes by Us

- We will not cancel a confirmed booking except for something genuinely beyond our control — flood, structural damage or a legal restriction
- If that ever happens you receive **every rupee back**, and we will help you find another house
- Rates are held as quoted for any booking already confirmed

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Guest name & signature · Date

For Blessings Home (Shibu) · Date