

## Bookings are subject to the following terms and conditions

- A contract between you and the owner will come into existence when the 25% non-refundable booking deposit or full payment is received and a booking confirmation is issued showing the confirmed booking dates.
- The deposit/full payment must be paid within 7 days of the booking being placed.
- The contract binds you (the lead booker) & all the members of the party who are part of the booking. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms and conditions. Failure to disclose all relevant information or comply with these terms may lead to the termination of the contract & loss of the booking.
- Bookings made less than sixty days before your arrival date must be paid in full.
- Please pay the balance no later than sixty days before the commencement date
- All **cancellations** must be notified in writing and once received I will confirm cancellation.
- The customer remains liable for a percentage of the booking balance cost when a cancellation is received, as detailed below:

Number of days before holiday when cancelled	The % booking balance cost payable
More than 60 days	5 % of the booking balance cost
45-59 days	40 % of the booking balance cost
30-44 days	50 % of the booking balance cost
15-29 days	75% of the booking balance cost
3-14 days	90% of the booking balance cost
0-2 days	100% of the booking balance cost

- If I the holiday-let owner, am successful in a replacement booking, I would be happy to refund the full booking fee, less any banking charges incurred.
- If the property should not be available owing to damage by fire, or storm, or for any reason outside the control of the owner, or for any reason the owner is not able to comply with this agreement, the owner shall refund the applicant the full amount of monies paid to the owner and the owner's liability is limited to the refunding of such monies.
- The maximum number of persons occupying the property must not exceed 4 persons and only those listed on the booking form can occupy the property.
- Bookings cannot be accepted from persons under the age of eighteen years of age.
- The owner reserves the right to refuse any booking without giving any reason
- **Strictly no pets** at the property
- Any pets which have been brought inside the property will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to, and any extra cleaning or damage caused will be at your expense.
- I reserve the right to enter the property at any time to undertake essential maintenance, repairs or for inspection purposes.
- Tenancies usually commence at 3.30pm on the arrival date and guests are required to leave the rental by 10am on the departure day.
- **Strictly no smoking or vaping** within the property. You may do so outside, away from the wooden decking, in the garden area or on the terraces.

- **Vaping/smoking** anywhere inside the property or on the decking will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to, and any extra cleaning or damage caused will be at your expense.
- **Damages and breakages** – please treat the facilities & accommodation with due care so that other guests may continue to enjoy them. If you notice something is missing or damaged in your accommodation, please let me know immediately so that I can take the appropriate action. Where breakages are small, if possible, please replace like-for-like. With any other damage or breakages during your stay, I would be grateful if you could **report them promptly**, especially before check-out, in case a qualified service person is required to be scheduled.
- **If damage occurs** and I must cancel and/or refund subsequent bookings, I, the owner may bring a claim against you for any loss arising as a result.
- Please remove shoes at the door, particularly in wet weather, or use the shoe rack outside.
- Please make sure you switch off the lights and TV when you go out.
- The customer agrees to take 'good care' of the holiday accommodation and submits a **£100 security damage deposit**. This will be kept & used, if necessary (in part, or whole) according to damages or extra cleaning costs incurred, if the agreement has been broken.
- I, the owner, reserve the right to make an additional charge, on top of the security damage deposit, if the client **leaves the property in an unacceptable condition** and/or higher costs need to be met against damages/cleaning.
- The client may in **no circumstance** re-let or sublet the property.
- The owner shall not be liable to you or your holiday party for loss or damage to property, however arising.
- You are responsible for the **supervision of all members** of your party under the age of 18 at all times.
- Please park your vehicle in the designated parking space, do not block neighbours entrances.
- I reserve the right to terminate your rental agreement with immediate effect where the **unreasonable behaviour or actions** of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others, including neighbours. You'll be asked to leave the property, without any refund of the rental amount paid.
- Please use the **designated brick barbecue area & utensils**. Dampen coals after use. Please clean the barbecue using tool under the sink. Do not place disposable BBQ trays anywhere near the wooden building or on the wood decking.
- Fireworks, Chinese lanterns, fire-pits and candles are prohibited.
- Wi-Fi – the guest agrees to reasonable and lawful usage.
- Non-compliance with the house rules will be considered as a breach of the terms and conditions of the rental agreement. I reserve the right to terminate the booking with immediate effect and without a refund if they do not abide by the rules.
- This property is privately owned and so please treat it with the same respect you would with your own home and leave it as you found it.