

TERMS AND CONDITIONS

The signing of the booking form confirms acceptance of the terms set out below (or any variations agreed in writing) and shall be binding on the persons intending to occupy the premises whether or not such persons have signed the booking form. The letting contract is made between the Owner of the house, as indicated on the booking form, and the guest signing the booking form.

A non-refundable reservation deposit of 25% is payable with the completed booking form. The full balance is payable no less than eight weeks prior to the date of occupancy. If the booking takes place less than eight weeks before occupancy then the balance is due immediately.

In addition to the reservation deposit a security deposit of £200 is payable to cover breakages, damages, excessive cleaning, gas or electricity bills incurred. A refund of the deposit, subject to any deductions made to cover the expenses mentioned above, will be made within two weeks of the guest vacating the premises.

If the balance of the sum due as shown on the booking form remains unpaid eight weeks prior to the date of departure we reserve the right to cancel the booking and in this event the deposit will be forfeit. We require cleared funds or cash to constitute payment.

The number of people in your party must be clearly stated on the booking form. Extra persons cannot be accommodated without prior permission.

The premises will be available for occupation from 4.00pm of the first day of the rental period and must be vacated by 10.00am on the day of departure.

We cannot accept liability for death, personal injury, sickness, accident or loss on the premises unless caused by negligence on the part of the owners.

We accept no responsibility and no compensation will be made for:

- any temporary defect or stoppage in the supply of public services to the premises, nor in any respect of any equipment or appliance in the property.
- any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or any other matters beyond the control of the owners.
- any loss, damage or inconvenience caused to or suffered by the guest should the premises be destroyed or substantially damaged before the start of the rental period.

In any such event all sums previously paid by the guest in respect of the rental period will be refunded within seven days of notification to the guest.

The premises will be clean on your arrival. We ask that you leave the premises in the state that you find them. In the event that excessive cleaning is required to return the premises to a reasonable condition after your stay, these extra cleaning charges will be deducted from your security deposit and details of the cleaning carried out will be forwarded to you.

Under no circumstances shall our liability to the guest exceed the amount paid for the rental period.

Strictly no smoking inside the house or cottages.

Strictly no pets.

