

TERMS AND CONDITIONS

Property means the property offered for rent by us.

Rental Price means the total price you agree to pay to rent the Property from us.

We, us or our means the property owners.

You or your means you the customer.

1 CONTRACT

1.1 The person signing the booking form must be a member of the party intending to occupy the Property and must be over the age of eighteen. The signatory accepts these Booking Terms and conditions on behalf of all members of the party.

2 CARE OF THE PROPERTY

2.1 You must take all reasonable care of the Property and leave its furniture, pictures, fittings and effects in the same clean and tidy condition at the end of the rental period as at the beginning.

2.2 You are legally bound to pay us for replacing or repairing any items or for any extra cleaning costs which we believe are reasonably required as a result of your stay in the Property.

3 RESERVATIONS

3.1 If you make your reservation at least eight weeks before the rental period begins:

(a) You must pay the Booking Deposit by cheque at the time you make the booking; You must then pay the balance of the Rental Price to us by cheque no later than eight weeks before the rental period begins. If we do not receive the balance of the Rental Price by that time, we will assume you have cancelled your booking. We are entitled to relet the Property to other customers without contacting you again.

3.2 If you reserve the Property less than eight weeks before the date you are due to arrive, you must pay the Rental Price in full when you make the booking.

3.3 Please note that the Booking Deposit is not refundable. We strongly advise that you take out holiday and travel insurance, including cancellation cover.

4 NUMBER OF VISITORS

4.1 You agree that the number of people staying in the Property will not be more than the number stated in your booking.

4.2 As the Property is let for use for couples and family holidays, we can refuse or cut short any reservation which does not meet this condition.

5 PETS

One pet will be allowed on to the Property provided this has been agreed with us in advance. The following conditions will apply:

(a) You must not leave pets alone in the property.

(b) You must not allow pets to sit or sleep on furniture, including beds.

(c) An extra charge of £10 will apply.

6 LIABILITY

As far as the law allows, we will not be liable for any loss or damage to you, any member of your party, any third party, and any baggage, car or contents, however it arises as a result of you renting the Property. Nothing in this Contract limits or excludes our liability for death or personal injury resulting from our negligence or for any damage or liability incurred as a result of any fraud or fraudulent misrepresentation by us.

7 COMPLAINTS

If you feel you have a reason to complain about the Property, you must tell us immediately so we can take appropriate action. We cannot help you if we do not know about your problem. If you do not report your complaint immediately, but choose to raise it on your return home, you accept that it will make it harder to investigate your complaint after your rental has ended.

8 ACCESS

You must give us or our representative access to the Property at any reasonable time while you are renting it to carry out essential maintenance or if there is an emergency. Wherever possible we would arrange this in advance.

9 IF WE CANCEL THE RENTAL

If, after we have confirmed your booking, we cannot supply the Property to you because of reasons beyond our control, we will return the Rental Price to you in full. No additional compensation will be payable.

10 IF YOU CANCEL THE BOOKING

10.1 If you cancel the booking for any reason, you must tell us in writing and send the notice to us by prepaid special delivery. You can assume we have received it 72 hours (three days) after posting.

10.2 If you cancel a booking more than eight weeks prior to the arrival date, only the Booking Fee will be charged.

10.3 If the cancellation is made less than eight weeks prior to the arrival date then full rental is charged. The owners undertake to use their best endeavours to re-let a cancelled reservation. If they are able to do so, a refund will be made, less their expenses.