

## **Booking Conditions.**

1. By completing and returning the booking form no contract exists only when your deposit payment has cleared will your contract be complete.
2. We are unable to offer cancellation and holiday insurance however we strongly recommend that this taken out.
3. All deposits are not refundable under any circumstances once the contract has been put in place.
4. The Balance of the rental charge is due 8 weeks before commencement of the holiday; please note that no reminders or further invoices will be issued. Failure to make this payment on time will lead us to conclude that the booking is no longer required and will be automatically cancelled. Payment in full can be made at time of booking.
5. In the event that you wish to cancel the holiday once the contract has been completed, you will be liable for the full amount of the cost of the holiday.  
We will however endeavour to re-let the property, if successful you will not be liable for any further payment but your deposit will be retained to cover administration. If unsuccessful you will be fully liable for remaining balance.
6. If you wish to vary the dates of your holiday after the contract has been completed we will do our up most to accommodate this, however no partial refund will be offered on cheaper weeks to cover administration and additional payment may be required if choosing more expensive weeks.
7. The owner accepts no responsibility for the property becoming uninhabitable before or during the holiday let, Due to situations out of his control, however we will do our up most to remedy the any problems as swiftly as possible.
8. The statutory rights of the person who deals as a consumer under as defined by section 12 of the unfair contract terms act 1977 relating to misdescribed or defective goods or services are not reduced by anything in this contract.

## **Terms of Hire.**

### **The tenant will:-**

Not make any alterations, additions or remove any items from the property.

Not do anything that will become a nuisance to either the Landlord or occupiers of adjoining or neighbouring premises.

Use the premises, furniture, fixtures and effects in a tenant like manner.

Not use the premises or any other part other than as a holiday residence.

Not sub let or assign any part of the premises.

Advise the landlord of any breakages or damage found within 3 hours of the tenancy starting.

Keep garden tidy and in good order.

Leave furniture and fixings in same place as at the start of the holiday tenancy.

Not to permit more than the number of persons listed on the booking form reside on the premises throughout the holiday tenancy.

Pay for from key deposit any additional cleaning required to soiled fixtures and furniture other than fair reasonable use.

Pay for from the key deposit any damage incurred at the property however caused. At a fair market value of replacement or repair. If the key deposit does not cover it sufficiently then the tenant agrees to make up the shortfall.

Permit the landlord or agent to enter the premises at reasonable time to inspect or for repair or renewal of fixtures and fittings.

The tenant agrees to vacate the property no later than 10am to allow reasonable time to inspect and clean the property ready for the next tenant.

Infants and children are not to be left alone or with babysitters and the adults listed on the booking form should be in residence at any time the Infants and children are at the property.