

Terms and conditions of booking

Parties

The "agents", act only as agents for the owners of the property, the "owners". Any persons applying to stay in the property are "tenants" who make up the "party" and upon booking confirmation, the tenants agree in contract to occupy the property, for the duration of the booking only, for the sole purpose of a holiday.

Any contract is between the tenants and the owners, whose responsibility it is to ensure that, within reasonable limits, the property is available for the tenants in a clean, safe and as described condition. Any disputes will be between the tenants and the owners.

The owners and the agents will have no liability to the party for the death or personal injury to any member of the party. The person that makes the booking, the "party leader" must take all necessary steps to safeguard themselves, the party and all their personal property. No liability to the tenants is accepted in respect of damage to or loss of such property.

It is not permissible for tenants to assign, let or part with possession of the accommodation.

The name and address of the owners are available upon written request.

Booking

You must be at least 21 years of age to make a booking.

The party leader is deemed the person assuming full responsibility for the booking on behalf of all the members of the party and will also be the person held responsible for the behaviour of all the members of the party. The party leader is responsible for checking all the booking confirmation details, if no concerns are raised immediately then the contract will be deemed correct.

The names of all those that will, at some point or for the duration of the booking, be present in the property, must be entered on the booking form. The tenants shall only allow those entered on the booking form to stay in the property.

Bookings are confirmed upon sending written confirmation to the tenants after the receipt of the deposit and completed booking form.

The deposit payable on any booking is 25% of the accommodation cost, plus a returnable security deposit of £100. The final full payment must be received by the agents at least eight weeks before the booking start date. The damage deposit will be returned after deductions, if applicable, within approximately 14 days.

Bookings made within eight weeks of the booking start date will require payment in full at the time of booking.

If your bank returns your payment unpaid, the agents reserve the right to make an administration charge of £25.

Failure to pay in full will be deemed a cancelled booking and the property will be re-advertised. The tenants accept liability for the full cost should the property not be rebooked.

Cancellations and booking amendments

Cancellations must be confirmed in writing and acknowledged by the agents. The booking deposit is non-refundable, but if the property is re-let, then a 50% refund of the deposit plus the full security deposit will be returned. Bookings cancelled within eight weeks of the start date of the booking are still payable in full and the deposit is non-refundable. You are strongly advised to take out cancellation insurance to cover this eventuality.

For amendments to the booking, the agents reserve the right to make an administration charge of £25.

Should the agents or the owners have to cancel a booking; the only compensation will be the repayment of any deposit and/or full payment made by the tenants up to the point of cancellation. No other claims can be made against the agents or the owners.

Property upon arrival

Bookings commence at 3:00 pm on the first day of your booking.

Strictly no pets or smoking are allowed in the property.

Keys will be in the key lockbox, to the left of the front door upon arrival. The code for the lockbox will be sent to the party leader separate from the booking confirmation letter. Before every new booking, the agent or their representative, will thoroughly clean and inspect the

property for damage and to verify the inventory. If upon arrival there are any discrepancies with the inventory, the tenant must inform the agent within 24 hours of the booking start. If not, the inventory will be deemed to be correct and agreed by the tenants.

Loss of keys will incur a charge equivalent of that to change the locks and obtain new sets of keys, payable by the tenants. If tenants become locked out during their holiday there will be a call out fee of £20 (Mon-Fri 9 am-5pm) and £35 any other time, payable in cash, upon arrival of the key-holder.

The agents are entitled to refuse to hand over to the tenants or to repossess the accommodation if they reasonably believe that any damage is likely to be caused by the tenants or their party or can repossess the accommodation if damage has been caused.

Parking

There is an allocated parking space specified in the booking information and it is clearly marked on the car park floor. There are other visitors parking spaces nearby, but please note that these are on a first come first served basis and therefore, it is only safe to assume parking for one car. Any vehicle and any contents are left entirely at the owner's risk.

Property upon departure and cleaning

Bookings end at 10:00 am on the last day of your booking. If the tenants do not vacate the property within a reasonable time, then the agents, reserve the right to make an administration charge of £50.

Keys must be placed back in the lockbox, to the left of the front door, upon leaving the property at the end of the booking. The lockbox and the property must be checked to ensure that both are locked and secure.

The tenants are responsible to the agents for the actual costs of any breakage or damage in or to the accommodation - along with any additional costs that may result - which are caused by the party. These costs may be deducted from the deposit, but are not limited to that amount. The tenants may be billed for the difference between this and the actual cost of the repairs. The agents must be informed immediately of any breakages or damage.

The tenants agree to keep the accommodation clean and tidy as found and leave the accommodation in a similar condition.

The following basic level of cleanliness is required on departure;

Cookers and ovens must be clean and fat-free.

Tiled floors swept.

Crockery and cutlery washed/dried and put away.

Toilets cleaned and suite wiped down.

Carpets vacuumed if necessary.

Beds stripped (not mattress protectors).

Any furniture moved restored to original position.

Bins emptied into wheelie-bins.

Outside areas cleared of rubbish and BBQ cleaned if used.

If the tenants fail to meet this standard upon leaving, then the agents reserve the right to make a cleaning charge against the security deposit.

Notes

The property is intended to be rented as self catering holiday accommodation to families and couples. No all male or all female parties, unless previously agreed during booking confirmation by the agents.

The tenants must grant access to the agents or their representatives during reasonable hours of the day, prior warning will be given.

Provisional bookings may be held for up to 7 days but not guaranteed.

Optional extras: Bed linen & towels - £5.00 per person