

CONDITIONS OF LET

1. The letting period runs from 4.00pm on the day of arrival to 10.00am on the day of departure. Please notify us if you anticipate arriving after 7.00pm
You will be notified of arrangements for Keys to the property with confirmation of your final payment.

2. A deposit of one quarter of the total rental is payable on booking, the remainder of the balance to be received by the owners no later than 6 weeks before arrival. If the balance is not received by the due date the owners will consider the booking to be cancelled. In the event of cancellation the deposit is non-returnable and the following scale of charges will apply:

Up to 6 weeks	-	deposit only
6-0 weeks	-	100% of total holiday cost

The hirer agrees that, in the event of cancellation, while all reasonable efforts will be made to re-let, the hirer will be responsible for paying for the period booked if a substitute cannot be found

All cancellations must be notified in writing by the client and received by The Owners before cancellation charges are confirmed. We **strongly recommend** that you take out holiday insurance to cover cancellation expenses.

3. The proprietors reserve the right to require the payment of a 'Security Deposit' on the day of arrival. Any money so paid will be refunded, provided the accommodation and its equipment are handed back in a clean and undamaged condition on departure.

4. The signatory to the booking accepts liability for damage or loss to the accommodation, its contents and hire equipment, howsoever caused during the rental period.

5. We would ask you to keep the accommodation and equipment clean and in good condition. Please report any damages or breakages immediately. Lost or damaged articles should be paid for before leaving. Property must be cleaned before leaving or a surcharge of £15.00 will be levied.

7. We regret we cannot accept responsibility for the personal property of the persons occupying the accommodation.

8. The proprietors reserve the right to remove from the property any person or persons responsible for causing or likely to cause offence or annoyance to neighbouring residents or occupiers. Any refund will be entirely at the proprietors' discretion.

9. The proprietors reserve the right to terminate, vary or re-allocate the accommodation where all material facts are not disclosed.

10. In the interest of fire prevention, heaters must not be covered, nor cookers be used for space heating.

11. If for any reason the accommodation is unsatisfactory, please notify us immediately so that appropriate action can be taken.

12. We shall be relieved from liability if the accommodation and amenities as offered shall not be available due to circumstances beyond our reasonable control.

13. The booking agreement confers a right for the named persons only to occupy the accommodation for the period agreed for holiday purposes only. The terms of the rent act are excluded. No sub-letting is permitted. The owner or his agents reserves the right to enter the property for inspection and maintenance.

14. **Dogs are only permitted in Woodend Cottage (Strictly by arrangement)**

15. We have **a NO SMOKING** policy in the property. A Sand bucket is provided outside for safe disposal of Butts.