

## **Terms and conditions**

### **Letting period**

The house is let on a weekly basis or for a minimum stay of 5 nights. It will be available at 4pm on the day of arrival and should be vacated by 10am on the last day of let.

### **Deposit & Payment**

The initial payment is 25% of the total hire charge and should be paid by bank transfer.

The balance is payable no later than four weeks prior to the start of the holiday. If the balance is not paid by this time, the booking will be considered cancelled. For bookings made less than 4 weeks in advance, full payment is required at time of booking.

### **Cancellations**

If the holiday is cancelled before the full payment is due, the deposit will be forfeit. If it is necessary to cancel after the full payment has been made, we will endeavour to re-let the house (and reimburse the hirer) but if this is not possible then the full payment will not be returned. We strongly recommend that you use holiday cancellation insurance to cover the cost of your holiday in case an unforeseen event forces you to cancel.

### **Occupancy**

The maximum number of people occupying the house should not exceed **5**.

### **Pets**

Pets are not allowed.

### **Smoking**

Smoking in the house is not permitted.

### **Services**

The house is supplied with towels, pillows, duvets and bed linen.

Use of electricity, WiFi, cot and high chair available on request, final cleaning at the end of rental period, heating oil and an initial basket of logs are included in the price.

### **Hirer's Responsibilities**

The house should be left in a clean and tidy condition and its contents treated with care. For the benefit of the next holiday makers staying in the house, please advise us of any breakage or damage that occurs during your stay. We do not charge for breakages or damage that occur as a result of normal wear and tear but reserve the right to charge for damage or breakages that occur as a result of reckless or deliberate misuse.

The Hirer shall not sub-let the house. The Hirer will be responsible for damage or injury by any member of his party, however caused. The Hirer shall undertake to prevent any member of his party from causing a nuisance or disturbance to neighbouring residents.

The Hirer undertakes to leave the house locked if left unoccupied during the period of let.

### **Liabilities**

We accept no responsibility for loss, injury or damage to any member of the Hirer's party or their property, arising in any manner out of the let of the house, however caused.

### **Right of Entry**

We reserve the right of entry to the house at all reasonable times for the purposes of inspection or to carry out repairs or maintenance.

### **Complaints & Problems**

Should there be any problems or cause for complaint during the period of letting, please contact the owners as soon as possible and we will attempt to rectify the problem.

**Booking implies acceptance of these terms.**