

BOOKING CONDITIONS

1. **Terms:** all terms are per week and for the property as equipped and described. The usual time of takeover is 2.00 p.m. (subject to unavoidable delay) and the property must be vacated by 10.00 a.m. on day of departure. You are asked, please, to leave the property clean and tidy.
2. **Reservation:** a provisional reservation will be held for 3 days (or longer by arrangement) to allow time for your completed and signed booking form with the appropriate deposit to reach us.
3. **Description:** Every effort is made to ensure the accuracy of the descriptions and photographs in our brochures and websites. However in order to maintain the property to the highest standards, the owner or the agent reserves the right to make changes without notice or consent.
4. **Payment:** a deposit of £40.00 for each week booked is payable when booking; the balance to be paid as follows:
 - a. half of balance two months in advance of holiday date,
 - b. remainder on arrival.

(Note: the Owner shall be entitled to treat non-payment of any sum due as cancellation by the client of the booking and will notify the client if it is intended to do so.)

5. **Cancellation:** if it is necessary to cancel then providing written notice is received by the Owner more than eight weeks before arrival date only the deposit will be lost. For cancellation less than eight weeks before arrival date you are responsible for the total holiday cost but the Owner will use best endeavours to re-let the property and if successful a refund will be made less the original deposit and any other losses incurred in negotiating the re-let. Please note that in all cases where there is a refund an administration fee of £12.50 applies. It is strongly recommended that cancellation insurance be arranged to cover cancellation costs should the need arise; please ask for a brochure or consult your local insurance broker.
6. **Availability:** the booking is made on the understanding that the property will be placed at your disposal on the date stated. In the unlikely event that this is not possible through circumstances beyond the control of the Owner, e.g. fire, theft or damage etc. we will endeavour to provide an alternative property of similar size, standard and location. However, should this not be possible or if the alternative property is not acceptable to you then the booking deposit and any other monies paid will be returned to you but you will have no claim against the Owner.
7. **Breakages:** the price of your holiday does not include breakages, losses or damage to the property other than fair wear and tear. If accidents occur then items should be replaced with similar or damage made good. Alternatively please advise the Owner and pay for before departure.
8. **Usage:** the occupier shall use the accommodation strictly for private holiday occupation only (and not for general residential purposes) and shall not do or suffer to be done in the accommodation anything which may be or become a nuisance or annoyance to the Owner, or to the tenants or occupiers of the adjoining or nearby premises.
9. **Occupancy:** the occupier shall not allow or permit any person or persons to sleep in or otherwise occupy the accommodation except as specified on the booking form.
10. **Access:** the occupier shall permit the Owner or his representative to enter the accommodation subject to notice (except in an emergency) at any reasonable time of the holiday occupation for the purpose of carrying out any repairs that may require to be done.
11. **Liability:** neither the agent nor owner shall be liable for any loss, damage, expense, accident, injury or inconvenience whether to person or property which the applicant or any other person may suffer or sustain arising out of or in respect of any letting.