

TERMS and CONDITIONS

1. CONTRACT

'The Rental Contract' is a binding agreement between the Property Owner hereafter referred to as the 'Owner' and the person hiring the property hereafter referred to as the 'Renter' and is subject to the Conditions of Hire as set out below.

2. BOOKING

1. A provisional booking can be accepted by using the 'Live booking Calendar' or sending an enquiry using the 'Contact Form' on the 'Contact Us' page. The booking request will be acknowledged via email with a booking form as an attachment which must be returned fully completed with the names of the guests in the group and must include the required deposit of 30% within 7 days.
2. Provisional reservations will be cancelled after 7 days without further reference.
3. No more than the number of persons advertised on the website and included on the booking form may occupy a property.

3. PAYMENT

1. For all bookings a deposit of 30% is required.
2. A refundable 'Security Deposit' of £150 is required and is payable with the full balance. The 'Security Deposit' will be returned to you 14 days after you vacate the property provided everything is in order and reported as such by the property manager.
3. The full balance must be paid 6 weeks prior to the commencement date of your holiday.
4. Reminders are not sent out and the booking is deemed to be cancelled if the balance is not paid by the specified date on the 'Confirmation Form'.
5. For bookings made less than 6 weeks before your holiday the total amount is payable.

4. PERIOD OF HIRE

1. Your holiday home will be ready for you after 2 or 3 pm on arrival day where you will be met by the property manager who will hand over the keys and provide all instructions.
2. The property must be vacated by 11am on day of departure.
3. Changeover day is Saturday as shown in the property details (unless otherwise indicated or agreed).
4. All charges are per week or part thereof.
5. Bookings are for 7 nights or multiples thereof.

4. CARE OF THE PROPERTY

1. The property must be left in a clean and tidy condition by 11a.m. on departure day.
2. Breakages and/or damages must be reported and paid for to the property manager.
3. Where 'Security Deposits' are held by the Owner, these will be returned to you as soon as possible, after the property has been checked at the end of your stay.
4. Any extra cleaning charges and costs of repairs or replacements shall be deducted from this deposit.
5. In the event damages or charges exceed the amount held as a 'Security Deposit' the renter will be required to pay these charges on presentation of contractors/vendors invoices.
6. The number of persons staying at the cottage must not exceed the number stated on your booking form.

5. PETS

No pets are allowed.

6. RIGHT OF ENTRY

The Owner, appointed representative of the Owner or an appointed vendor shall be allowed the right of entry at all reasonable times for inspection, repair or maintenance purposes.

7. HOLIDAY CANCELLATION AND CURTAILMENT INSURANCE APPLICABLE TO ALL BOOKINGS

1. Cancellation: Your booking is a legally binding contract, and like all contracts you should protect yourself in case things go wrong.
2. It is the responsibility of the 'Renter' to ensure they are protected by 'Holiday Cancellation and Curtailment Insurance'
3. The liability of the 'Owner' extends to make the property available to the 'Renter' for the duration of the confirmed booked period
4. We regret that cancellations for whatever reason are chargeable.
5. You must make your own arrangements for your 'Holiday Cancellation and Curtailment Insurance' - you may wish to discuss this with an insurance intermediary or your holiday insurance provider.
6. It is the full responsibility of the 'Renter' to have cover in place.

8. CANCELLATION (other reasons)

1. In the event of the 'Renter' requesting to cancel the arrangements prior to the commencement of the letting and for the reasons not covered by the cancellation policy held by the 'Renter', the balance will still be due.
2. Upon notifying the 'Owner' in writing or e-mail, the 'Owner' shall endeavour to re-let the property for the period concerned or for such part thereof as may prove possible. If such re-letting can be arranged, the balance, if already paid, will be refunded less a charge for any additional expenses. The deposit will not be refunded.

9. AVAILABILITY

1. The Rental Contract is made on the understanding that the property and its facilities as published will be available for the dates stated. In the unlikely event that a property is not available through events arising outside of the control of the 'Owner' then the 'Owner' may be forced to cancel the booking.
2. The 'Renter' will be advised of any such circumstances as early as possible, and will (where feasible) be offered alternative accommodation of a similar standard, type, location and price.
3. If this is not possible, or if the alternative offered is unacceptable, then the 'Owner' will refund all monies paid in full – in such an event the 'Renter' after receipt of the refund 'in full' will have no further claims against the 'Owner'.

10. LINEN

1. Bed linen and bathroom towels are supplied.
2. Beach towels are Not supplied

11. DESCRIPTION

1. Every care to ensure the accuracy of the property description has been taken.
2. All information is given in good faith and correct at the time of accepting the booking from the 'Renter'.

12. LIABILITY

1. The 'Owners' liability shall not exceed the amount actually paid as rental by the 'Renter'
2. The 'Renter' accepts liability for all breakages and damages however caused for the entire duration of the 'Renters' stay – should such damages exceed the amount held as 'Security Deposit' the 'Renter' will be invoiced for such excess.
3. It is an express condition of this 'Rental Contract' that the 'Owner' cannot be held responsible for any accident, loss or damage which may be sustained by the 'Renter' or any member of the 'Renters' party, or visitor, or their property, however caused.

Disclaimer Use of the property is at entirely at the risk of the 'Renter'. The 'Renter' must take extra care, especially the supervision of children where there are steep gardens and steps, swimming pools, balconies and terraced areas. It is the responsibility of the 'Renter' to ensure the property suits the needs of all members of the party.

13. PRICE CHANGES

The 'Owner' reserves the right to amend prices quoted on the website, due to errors and/or omissions.

14. LOST PROPERTY

Please note if you wish to have any items returned there is a minimum handling charge of £10.

15. AIR CONDITIONING

Air conditioning is available on a card meter and the cards are available from the property manager.

16. NOISE and NUISANCE

1. The 'Owner' cannot accept responsibility for any noise or nuisance, including building work, outside the boundary of the property, over which the 'Owner' has no control.
2. The 'Renter' is responsible for the behavior of the members of their group/party and is aware that any NUISANCE behaviour can lead to eviction.

17. SMOKING

STRICTLY NON-SMOKING