

1. **Contract:** The Contract of Hire shall be between the Hirer and the Property owner/s.
2. **Rental:** Bookings for persons or groups under 21 years of age cannot be accepted.
3. **Provisional Bookings:** Upon receipt of your enquire by email or telephone, the house can be provisionally booked. **This will be held for a period of fourteen days only.** If no booking form or deposit is received within this period, then the provisional booking will be cancelled.
4. **Payment:** Bookings made within 6 weeks of your holiday date must be paid for in full and in advance of occupation of the property. For a booking made more than 6 weeks before your holiday starts, we require a deposit of £100, which will be refunded in full if the reservation is cancelled more than 6 weeks prior to occupancy. Short breaks must be paid for in full when being booked.
5. **Balance:** Upon payment of the deposit and subject to acceptance to the booking, the application becomes liable for the balance of the rent 6 weeks before the period of letting and the additional 'breakage deposit' (see below). Payment by cheque must be made at least 7 working days before occupancy otherwise cash payment must be made upon arrival.
6. **Damage / Extra cleaning:** All bookings are accepted on the condition that the property is left **in the same state of repair, order and cleanliness both inside and outside at the start of the holiday**, and that the person who made the booking will pay for breakage and / or damage and extra cleaning if so required. Major breakages should be reported to the owners immediately and minor damage should be noted at the termination of the rental period.
7. **Sleeping Capacity:** The maximum number of people allowed is clearly stated in the description and extra persons cannot be accommodated.
8. **Availability:** This Hiring 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 the property is not available through events arising out of the control of the owner, then they may be forced to cancel the booking. The hirer will be advised of any such circumstances as early as possible, and will be refunded all monies paid in full with the Hirer having no further claim against the owner.
9. **Occupation times: Tenancies commence after 3pm (unless otherwise stated), on the commencement date of the tenancy and terminate at 10:30am on the leaving date (unless otherwise agreed).** This is to ensure that the house can be properly cleaned and prepared.
10. **Breakage deposit:** There is a returnable breakage / cleaning deposit of £100 to be returned in part of full within seven days of the hirer vacating the property. This is payable six weeks before the letting (or on arrival by arrangement).
11. **Access:** The property owner or his representatives shall be allowed access to the holiday accommodation at any reasonable time during any holiday occupancy.
12. **Linen:** Linen is available for hire upon request.
13. **Smoking: Smoking is not allowed inside the property.**
14. **Pets:** Sorry, no pets are allowed.
15. **Motor Car and Personal Belongings:** Baggage and personal belongings are at the Hirer's risk at all times, and no responsibility can be accepted for loss or damage to and vehicle or it's contents.
16. **Cancellation and Insurance:** If the hirer wishes to cancel the booking for any reason within 28 days of the start of the holiday, he should advise us immediately by telephone or email followed by a confirmatory letter. Upon receipt of such letter (but without any obligation to the hirer) we will attempt to obtain a replacement letting and if such a letting is obtained, will then refund to the hirer all monies paid. If the owners are unable to re-let, then the owners shall be entitled to retain all payments already made. We advise guests to arrange cancellation insurance with the insurer of your choice.
17. **Data Protection and Privacy:** Information provided on booking forms will remain confidential and will not be disclosed to a third party or used for any other purpose.