

Booking Contract

Booking Information

N.B: In this document, "we" refers to the owner of the property, Mr & Mrs Carl Foster, "you" refers to the person booking the property, considered as the lead guest.

If the cottage is available for the required dates and the date you make the booking is more than 8 weeks from your arrival date you must pay a 25% deposit. The deposit is non-refundable unless another booking can be secured for the full price, in which case a £50 administration fee will be deducted from your deposit.

Once the deposit is received, we will confirm your reservation by email.

Balance of payment is due 8 weeks prior to the start of your stay. Once received, this will be confirmed by email. At the same time we will also require the refundable damage deposit of £250.00; please see the **Terms and Conditions** below for full details.

Reservations made within 8 weeks of commencement of the rental require full payment at the time of booking.

If you were to cancel your stay, the balance is non-refundable unless another booking can be secured for the full price, in which case a £50 administration fee will be deducted from monies already paid.

If the balance is not received within 56 days of the start of your stay we reserve the right to give notice by email that the reservation is cancelled and your deposit will be forfeit.

Guests will also need to complete a booking form, please see **Booking Form** accessed via our website.

The rental period shall commence at 4.00pm on the first day and finish at 10.00am on the last day.

Terms and Conditions.

These conditions form part of the contract once the booking is confirmed. We reserve the right to refuse any booking without an explanation. In the event of this happening the guest will be advised by email of any such refusal and all payment will be refunded to the guest.

A damage deposit of £250 for each rental period is required when the balance of payment is made or, payable at the time of booking when a booking is made within 56 days of your arrival date. The damage deposit covers any damage caused to the property or contents including the garden furniture, parasol, barbeque, swimming pool and pool furniture. However, the sum reserved by this clause shall not limit the guest's liability: it is the guest's responsibility to ensure they have taken out adequate holiday insurance.

We will refund the damage deposit within 2 weeks of the end of your stay, subject to a property inspection. When booking via a listing site, that site's terms and conditions will apply.

We will refuse access to the cottage if the number of people in your party exceeds that stated on the booking form and/or you bring any pet.

We operate a no smoking policy inside all the cottages for the comfort of future guests. Any guest disregarding this condition will forfeit their damage deposit.

Maximum occupancy must not be exceeded.

No visitors allowed in the property, pool or on the grounds.

No smoking or pets allowed inside the cottage.

Cottage is not suitable for wheelchair users.

Cottage to be left as clean, tidy and immaculately presented as found upon arrival: a minimum €50 cleaning fee will be charged, payable locally, if otherwise.

There are no facilities for charging electric vehicles.

The guest and their party agree to be considerate tenants and take good care of the property, contents, including the garden furniture/equipment, and leave it in the condition and cleanliness it was in at the start of the rental period. If not, we reserve the right to retain a minimum of £50 (or euro equivalent) from the damage deposit. The guest also agrees not to act in any way that might cause disturbance to the neighbouring cottages.

The guest shall report, without delay, any breakdown or failure of equipment or appliances. We will then be able to rectify these failures at the earliest opportunity.

We shall not be liable to the guest for:

- a) any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, plant, machinery, or appliance in the property, pool or gardens
- b) the loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes or other matters beyond our control
- c) the loss, damage or inconvenience caused to or suffered by the guest if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event we shall, within seven days of notification to the guest, refund all sums paid.