

The Cottage – Terms and Conditions of Rental

Each booking is subject to:

1] The receipt of the booking/security deposit and the full rental in advance of the arrival of guests;

2] The booking not being falsified in any way in terms of inaccurate information regarding number, age or description of guests.

Failure to comply with these prior conditions will result in guests not being permitted to check in.

Booking/Security Deposit

A booking/security deposit of £150/€180 for each week or part week booking is required.

The booking/security deposit automatically converts to a security/damage deposit on arrival. The deposit does **not** count as part of the rental payment and will be repaid to the bank account of your choice within five working days of your departure providing the conditions detailed below are met.

Security/Damage Deposit conditions:

The security/damage deposit will be refunded in full subject to guests meeting the following conditions:

- Guests comply with the arrival and departure conditions;
- Guests have made all payments due;
- Guests comply with the **no pets** and **no smoking** conditions;
- Smoking is not allowed within the property;
- No pets are allowed in the property or grounds;
- As in many continental countries we ask guest to take off outdoor shoes before going upstairs to protect the wooden stairs and floors.
- No loss or damage occurs to the property or its contents;
- Guests ensure that all doors are locked whenever the property is left vacant during their holiday;
- No bedding, linen or towels are lost or damaged;
- All debris, rubbish and waste is properly separated and disposed of according to the details provided at the property;
- Guests comply with the general conditions of use and operation of equipment and in particular electrical equipment, fire and heating equipment and toilets as described in the guest handbook provided in the cottage;
- Guests do not connect any electrical equipment other than personal hand held devices such as mobile phones or laptops or chargers for these devices and only use a single plug adapter [not multiple adaptors or connectors] and connect these devices individually to a single mains outlet within the Cottage. Guest must also ensure that all chargers and personal electrical appliances are disconnected whenever they are away from the property and overnight;
- No charges are incurred due to illegal activity or actions of guests during their stay; Similarly that no guests are asked to leave/evicted by the owner or local law enforcement officers as a result of their activities in advance of their due departure date;
- All additional charges, if any, are paid prior to departure;
- Keys are handed over on departure;

Failure to meet any of the above conditions will result in an appropriate charge against the security deposit and the provision of a statement by the owners setting out the details of this charge

Rental Payment

An *initial* payment of 50% of the rental is required at the time of booking **in addition** to the booking/security deposit. This is due at the same time as the booking/security deposit.

The balance of the rental payment is due 60 days in advance of the date of the start of the holiday. Bookings made within 60 days of the holiday date will be required to make the full rental payment at the time of booking.

Cancellation

Cancellations or changes that are made up to sixty [60] days prior to the arrival date will forfeit the advance rental payment. The booking/security deposit payment will be refunded.

Cancellations that are made less than sixty [60] days before the arrival date will forfeit the full rental payment where this has been paid. The booking/security deposit paid will be refunded. Cancellations made less than sixty [60] days before the arrival date where the rental balance has **not** been paid by the due date will forfeit the booking/security deposit **and** the advance rental payment.

Holiday & Health insurance

We recommend that you ensure you have adequate travel and medical insurance for your holiday and that if you are an EU resident you obtain a European Health Insurance Card [EHIC].

Check in Time: 16.00 hours until 20.00 hours [please let us know if you are likely to be later than this].

Departure Time: 10.00 hours

No early or late check in or departure is possible without prior agreement with the owners

Parking: This is *limited to one, off road* parking space for a car on the owner's property adjacent to the main gateway. Pedestrian access to the property is by means of a single gateway leading to the garden and cottage. Guests are asked to only use this parking space when they are resident.

Maximum Occupancy: 3

Duration of stay: As described on the booking confirmation form.

Cleaning and Servicing: Cleaning and servicing of the cottage is carried out on changeover prior to the arrival of guests. Guests are however asked to leave the cottage in a clean and tidy condition when they depart and basic cleaning materials are provided for their use for this purpose. Guests are also expected to ensure that all waste items are properly separated and disposed of throughout their stay and before departure as described in the guest handbook provided in the Cottage. If this is not carried out a minimum charge of £25 will be made against the security/damage deposit. Stays of two weeks or more will be supplied with fresh bed linen and towels each week.

Included in the Rental: Electricity for normal cooking, heating and lighting purposes. Water for normal domestic purposes.

“Extras”/“other items”

A starter bucket of logs is provided if guests wish to use the wood burning fire.

Additional buckets of logs are available for purchase thereafter at a reasonable price.

How to find us/ Directions:

We will send you details of how to find us a few weeks before your holiday is due to start.

1 November 2018