

## St Nicholas Cottage – Booking Conditions 2012

Agreement	This Hire Agreement shall be between the Hirer and the Property Owner
Payment	For bookings made more than two months before the start date of your holiday please provide a deposit of one third of the rental cost. The balance, plus damage deposit, is then due two months before the holiday start date. For bookings made within two months of your start date, please pay the full amount plus damage deposit
Balance Payment	Upon payment of the deposit and subject to acceptance of the booking, the hirer becomes liable for the balance of the rent two months before the holiday start date.
Linen	The property is equipped with bed linen including sheets, duvets, duvet covers, pillows and pillowcases. Bath sheets, hand towels and kitchen tea towels are provided but we would ask that visitors bring their own beach towels.
Gas, Water and Electricity	The rental cost is inclusive of all gas, electricity and water.
Sleeping Capacity	The property may not be occupied by persons other than those named on the booking form. The Hirer shall not part with possession of the Property or share it except with members of the party mentioned on the booking form.
Availability	The contract is made on the understanding that the property will be available for the dates stated. In the unlikely event that the property is not available due to circumstances beyond the control of the property owner (e.g. fire, flood etc) the property owner may have no option but to cancel the booking. The Hirer will be advised of such circumstances as early as possible and the Property Owner will refund all monies paid in full but the Hirer will have no further claim against the Property Owner.
Neighbours	The Hirer and other members of the party must not cause annoyance or become a nuisance to occupants of the neighbouring properties.
Occupation Times	Tenancies commence after 3pm on the start date of your holiday and terminate at 10am on the finish date of your booking. Under no circumstances may the Hirer enter before 3pm on the commencement date and the property must be vacated by 10am on the termination date in order for our cleaning team to prepare the Property for the next visitors. You will be met at 3pm by the Property Owners or their representatives to hand over keys etc.
Damage Deposit	All bookings are accepted on the condition that the property is left in a clean and tidy condition and that all breakages or any damages will be paid for by the person who made the booking. The deposit, less the cost of any damages or additional cleaning charges, will be returned to you within two weeks of your departure, or we will notify you of any underpayment to be met
Access	The Property Owners or their representatives shall be allowed access to the property at any reasonable time during the holiday occupancy.
Pets	No pets are allowed in the property
Smoking	Smoking is not allowed in the property
Personal Belongings	Luggage and personal belongings are at the Hirers risk and no responsibility can be accepted for loss or damage to such items
Insurance	We recommend that the Hirer takes out insurance to cover the costs of events such as losses, damage to personal belongings and cancellation
Cancellation	In the event of a cancellation being received in writing (including e-mail), the Property Owner will endeavour to re-let the property and, if successful, will refund any monies already paid, less administration costs. Any expenses charged for re-letting will be at the discretion of the Property Owner. If the property is not re-let for any reason, the original Hirer is liable for the whole of the amount.

