

OWNERS' CONDITIONS OF HIRE

In these conditions:

<i>'Property'</i>	<i>means the house and the garden area offered for rent by the Owner;</i>
<i>'Rental Period'</i>	<i>means the date/s set out on your booking form;</i>
<i>'Tariff'</i>	<i>means the price at which the Property is advertised for rent;</i>
<i>'Total Rental Value'</i>	<i>means the price You agree to pay for renting the Property;</i>
<i>'We' or 'Us' or 'Our'</i>	<i>means the Owners of the Property;</i>
<i>'You', 'Your', Them, 'Their' or 'Member of Your party'</i>	<i>means the Customer.</i>

- 1. Access:*** *We or Our representative shall be allowed access to the Property at any reasonable time for essential maintenance wherever possible. This will be by prior arrangement.*
- 2. Cancellation by Us:*** *In the unlikely event that the Property becomes unavailable due to reasons beyond Our control, the Total Rental Value will be refunded in full and We shall/will not be under other liability.*
- 3. Cancellation by You:*** *In the event that You cancel Your booking, the following conditions apply. You must give notice in writing to Us at least 28 days prior to the beginning of Your Rental Period. To be effective such notice should be emailed *and/or* sent by pre-paid special delivery to Us and shall be deemed to have been received by us 72 hours after posting. If notification of cancellation is received on any day after and including the 28th day before Your arrival date, then You are liable for 100 per cent of the Total Rental Value.*
- 4. Complaints:*** *If it is felt that there are reasonable grounds for complaint about the Property We must be contacted immediately so that appropriate action can be taken. No such matters can or will be dealt with after completion of Your Rental Period.*
- 5. Customer:*** *You undertake to keep the Property and all furniture, fixtures and fittings found in or on the Property in the same state of repair and condition as found at the beginning of the Rental Period. You also undertake to leave the Property in the same state of cleanliness and general order in which it was found and to compensate Us for any loss, breakage or damage to the Property or its contents.*
- 6. Keys:*** *Instructions for the collection of the keys will be given when the final balance of the Total Rental Value has been paid and received by Us as set out in paragraph 11.*
- 7. Liability:*** *No liability is accepted by Us in respect of any loss, damage or injury to You or any Member of Your Party, Your/Their baggage, possessions, vehicles or contents which may occur at or on the Property.*

8. Occupancy: *You agree that the maximum number of people to use the Property will be the number You specify on Your application form.*

Only those named on Your booking form will use the Property. Any variation to those named on Your booking form must be notified to Us prior to Your arrival.

The Property is primarily for use for family holidays. Therefore we reserve the right to refuse or curtail any reservation that does not meet the above requirement either by numbers in Your party or its composition. Single gender parties are not permitted.

9. Pets: *Pets are **not** permitted.*

10. Rental: *The rental of the Property is subject to availability.*

The Property will be made available from 3.00 pm onwards on the day of arrival and You are requested to vacate the Property by 10.00 am on the day of departure in order that We (or Our representative) can clean and prepare the Property. For Rental Periods of more than one week, general cleaning and change of linen can be requested to take place after 10.00 am on the subsequent Saturday(s) of Your Rental Period.

11. Reservations/bookings: *You must pay a non-refundable deposit of £100 per week before confirmation of the booking can be given. Payment of the deposit will be taken as Your acceptance of these Conditions.*

The balance of the rent is due to us six weeks before Your arrival date and is not refundable (see paragraph 3). If We do not receive Your balance six weeks before Your arrival date We may assume You have cancelled Your reservation/booking, the cancellation terms set out in paragraph 3 will apply and We may seek to re-let the property.

12. Smoking: *Smoking and/or the use of illegal substances on the Property is not permitted.*

13. Warranty or representation: *Whilst every effort is made to ensure the accuracy of information given either orally or in writing, all information is given in good faith but no such information will be deemed to be a representation or warranty and neither will We have any liability therefor and neither will it create any liability on Our part.*

A contract will have been formed between You and Us when having received confirmation of acceptance from Us. Such contract shall be governed and interpreted according to the laws of England and Wales. The parties agree that any action or proceedings arising under or relating to this contract shall be subject to the exclusive jurisdiction of the Courts of England and Wales.