

CONDITIONS OF HIRE

(Please retain copy for your info)

The Contract of Hire is between the Hirer and the Owner of the holiday cottage for which the booking is made and is subject to the conditions listed below:

1. The time of arrival is after **3pm** on the commencing day of your holiday and you are requested to vacate the cottage by **10am** on the day of departure.
2. When the booking form has been received, the Hirer is then responsible for sending the remaining total due for the holiday. If full payment is not received six weeks prior to arrival, the Owner may elect to terminate the Contract and retain the deposit. **No reminder will be sent.**
3. **Booking Cancellations:** Once your holiday is booked you and the Owner have entered a legally binding contract. In the unfortunate event of you having to cancel your holiday including medical and adverse weather reasons, please notify us by telephone immediately, followed by written confirmation. Upon cancellation within six weeks of the commencement of your holiday, the whole amount will be forfeited. Upon cancellation of more than six weeks before the commencement of your holiday, the deposit will be retained to cover administration costs. In your best interest we advise you to take out Holiday and Cancellation Insurance to cover these circumstances.
4. The Hirer is required to report any loss or damage caused to the cottage or equipment lost, damaged or broken during their occupancy and it is their legal responsibility to refund the cost prior to departure. Waterproof protective sheeting are provided and must be used on the beds where necessary. Damaged mattresses will be charged for.
5. We retain the right to access the cottages without prior notice if we need access for Electricians, Plumbers etc or if heating or lighting as been left on.
6. Well behaved children are welcome; they are expected to treat the cottage, its content and all areas with respect. Parents/Guardians must take responsibility for their children who play at their own risk.
7. No more than the maximum number of people as stated in the advert may occupy the cottage, except by prior agreement. If it is found that the number of people quoted for the property has been exceeded, without the express permission of the Owner, the booking becomes null and void and would terminate any responsibility of the Owner to fulfil the hire Contract. All money paid would be forfeited to the Owner.
8. The Owner is not responsible for death or any injury to guests or third parties, for loss or damage to their belongings, vehicles (whatever the weather) or contents, or any other personal possessions are left at owner's risk.
9. The booking is made on the understanding that the cottage will be placed at the disposal of the Hirer on the dates stated. If this is not possible because of circumstances beyond the Owners control, the holiday money will be refunded in full, but there can be no claim against the Owner.
10. Complaints ~ Should you find any fault or have any complaints during your stay, please advise us immediately so that any appropriate action can be taken, Any unresolved disputes may be referred to arbitration.
11. The Hirer is responsible for the cottage and is expected to take good care of it. All equipment, especially the cooker and fridge, crockery and cutlery must be **left clean** and the cottage must be **left clean and tidy** at the end of the hire period. The Hirer must accept responsibility for extra cleaning costs if necessary. The cottages are totally non-smoking.
12. Wi-Fi terms and conditions are displayed at the cottages and the form provided must be signed before connecting. **The Owner can not guarantee:** the availability of the Service: the speed at which information may be transmitted or received via the Service: or that the Service will be compatible with your equipment or any software which you use.
13. **We welcome your dog as part of the family, but they must be kept off beds and furniture and have their own bedding and towels. They must never be left alone in the cottage and must be exercised under control. Any accidents must be cleared up immediately. It is prohibited to use the bath for bathing your dog.**