

## Guest Booking Conditions

### **The Agreement**

All bookings are subject to our "Guest Booking Conditions". A contract is deemed to have been made once the guest has paid a deposit and the owner has despatched a confirmation of booking. The guest must be over 18 years at the time of booking.

### **Booking**

The person who makes a booking (the guest) will be responsible for all persons included in the booking and should ensure that they are aware of the booking conditions. The owner reserves the right to decline any booking or refuse to hand over a key to any person who has not complied with the booking conditions.

### **Pricing**

Prices on the website are subject to change without notice but we will honour prices agreed at the time deposits are paid.

### **Bookings & Payment**

The guest agrees to pay the balance of the payment SIX (6) weeks before the holiday is due to start. E-mail reminders are sent, but delivery cannot be guaranteed. Where a guest fails to pay their balance by the due date the booking will be cancelled and the deposit retained.

For bookings made more than 8 weeks before arrival, a deposit of one 30% of the total cost of the holiday, is required. The balance is due 6 weeks before the holiday commences. For bookings made less than 8 weeks before arrival, the total amount is payable in full on booking.

### **Number of People using Clare's Cottage and Dolly's Barn**

The owner permits the guest and members of the guest's party (but no one else) to occupy the property for holiday purposes only. No more than four people may occupy Clare's Cottage or 2 people at Dolly's Barn unless by prior written agreement with the owner. Extra charges may be applicable.

### **Arrival/Departure**

Spring Cottage is available for occupation from 2.00 pm on the first day of the holiday and must be vacated by 10.30 am on the last day. this can be flexible if no-one is following so please check.

### **Cancellation or Changes by the Guest**

Once the holiday is booked the guest has entered into a legally binding contract. If the guest cancels, for whatever reason then no refund of the deposit will be due, and within 6 weeks of your holiday no refund of the full balance is due. A holiday cancellation protection plan should be taken out to cover this eventuality.

### **Pets**

The guest may only bring such pets as are mentioned by the guest at the time of booking. Pets must be well-behaved and should not be left unattended in the property. They are not permitted in the bedrooms or on any furniture in the property. If damage or extra cleaning is required as a result of the guests' pets then an additional cleaning charge may be levied. Although the garden is enclosed by hedges and fences it can never be guaranteed that it is escape proof and as the properties are surrounded by fields where animals graze it is important that dogs are supervised at all times. There are free range chickens but arrangements can be made for them to be behind a flexible fence

### **Other conditions**

The supervision of children, babies, dogs and any adults requiring care remains the responsibility of the guest at all times.

Guests are responsible for leaving the accommodation in good order and in a clean condition; otherwise a cleaning charge will be levied.

Guests agree to inform owners of any damage or loss however caused, excluding reasonable wear and tear incurred during occupation. The owner may ask for reasonable replacement costs.

Smoking is not permitted in either Clare's Cottage or Doll's Barn.

Guests should not cause nuisance or annoyance to occupants of nearby property.

Guests should allow reasonable access to the property by the owner for maintenance given reasonable notice.

If, in the opinion of the owner, any person is not suitable to continue their occupation of the properties because of unreasonable behaviour, damage or nuisance to other parties, the contract may be treated by the owner as discharged and the owner may repossess the property immediately. The guest will remain liable for the whole cost of rental and no refund shall be due.

### **Complaints procedure**

No complaints can be considered unless notified during the guest's stay in the property. It is the duty of guests to minimize any loss to them and therefore it is their responsibility to inform the owner at the earliest possible opportunity of any problem. Complaints received after departure cannot be accepted as owners have no opportunity to resolve the complaint at the time.

### **Liability**

The owner cannot accept responsibility for any material loss, damage, additional expense or inconvenience directly or indirectly caused by or arising out of the property, its plumbing, gas, electrical services or exceptional weather.

No responsibility is accepted for loss or damage of property (including pets), vehicles or vehicle contents belonging to the guest or any member of the party during their occupancy.

### **Cancellation by Owners**

The owner reserves the right to refuse any booking and to cancel any bookings already made if the property is unavailable (eg through fire, flood, etc) for any reason whatsoever, subject to a full refund of all monies paid (but no further liability).

The terms and conditions are there not to put you off but to inform so there is no misunderstanding. Most importantly we want you to enjoy your holiday and come back again!