

STONECOT COTTAGE

TERMS AND CONDITIONS

1. **CONTRACT** The Contract for a short-term holiday rental shall be made between the Visitor and Stonecot Cottage. The contract will be entered into when Stonecot Cottage confirms the booking and will be subject to all the following booking conditions.
2. **PAYMENT** A deposit of £100 or 10% of the rental fee if greater is payable if the booking is made more than 8 weeks before the commencement of the rental. Non-payment of the balance of the rental on or before the due date shall be construed as a cancellation of the contract by the Visitor. For bookings made less than four weeks before the commencement of the rental the total rental fee is payable on booking. Payment can only be accepted by cheque if it is denominated in sterling (U.K. pounds) and received not less than 4 weeks before the commencement of the rental. All payments shall be made to E L Ayrey at 50 Fordwater Road, Chertsey, KT16 8HL.
3. **CANCELLATION** Any cancellation made by the Visitor for whatever reason shall be confirmed in writing addressed to Stonecot Cottage. Stonecot Cottage will seek to re-let the property for the period of the booking. If Stonecot Cottage is successful in re-letting the property for the whole period it shall refund the full amount less an administration charge of £30. If Stonecot Cottage is successful in re-letting the period for only part of the booked period it shall refund an amount equal to the amount paid less (a) the rental for the period which is not let and (b) an administration fee of £30. If Stonecot Cottage is unable to re-let the property at all then all monies paid by the client shall be forfeit to Stonecot Cottage.
4. **CANCELLATION INSURANCE** Cancellation Insurance is not compulsory but Stonecot Cottages does strongly recommend such insurance cover to protect against the cancellation penalty.
5. **VAT** Stonecot Cottage is not registered for VAT purposes and no VAT will be levied.
6. **PERIOD OF HIRE** Rentals commence, unless otherwise notified, at 4 p.m. on the day of arrival and terminate at 10 a.m. on the day of departure.
7. **NUMBER OF PERSONS USING THE PROPERTY** The number of persons occupying the property must not exceed four except for an additional young child or baby by prior arrangement. Stonecot Cottage reserves the right to refuse entry to the entire party if this condition is not observed.
8. **COMPLAINTS** Should there be any cause for complaint during the occupation of the property, it must be notified promptly to Stonecot Cottage.
9. **CARE OF THE PROPERTY** The Visitor shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and in the same clean and tidy condition at the end of the rental period as at the beginning.
10. **BREAKAGES OR DAMAGE** The Visitor is legally bound to reimburse Stonecot Cottage for replacement, repair or extra cleaning costs on demand. The Visitor agrees to make their party and/or any visitor to them aware of these terms and conditions.
11. **PETS** Stonecot Cottage does not accept pets.

12. **SMOKING** Stonecot Cottage does not allow smoking in or on the grounds of the premises.
13. **LIABILITY** Stonecot Cottage, its employees and agents does not accept third party liability in respect of breach of contract, negligence, misrepresentation or otherwise.
14. **WARRANTIES** Stonecot Cottage does not warrant and is not responsible for the accuracy of any verbal information given or statements made by any of its servants or agents.
15. **RIGHT OF ENTRY** Stonecot Cottage shall be allowed the right of entry to the property at all reasonable times to carry out any emergency repairs or maintenance.
16. **CHILDREN** Guests must accept responsibility for their children's safety.
17. **SERVICES.** The holiday price will include all charges for electricity, gas and water and the first basket of wood for the wood burning fire. Visitors must comply with the instructions found in the Welcome Pack regarding the appropriate fuel for use on the wood burning fire. Any damage caused by using inappropriate fuel will be charged to the Visitor.