

BOOKING CONDITIONS

1. The property known as Stable Cottage 1 is offered for holiday rental subject to confirmation by Derek & Dee Smith to the client.
2. To reserve the property, the client should complete and sign the booking form and return it together with the initial non-refundable deposit (25% of the total due). Following the receipt of the booking form and deposit, the Owners will send you a confirmation statement. This is the formal acceptance of the booking. Unless the booking is within 6 weeks of the arrival date, in which case the full balance is due on booking.
3. The balance of the rent together with the security deposit (see clause 5) is payable not less than 6 weeks before the start of the rental period. If payment is not received by the due date, the Owners reserve the right to give notice in writing that the reservation is cancelled. The Client will remain liable to pay the balance of the rent unless the Owners are able to re-let the property. In this event clause 6 of these booking conditions will apply. Reservations within 8 weeks of the start of the rental period require full payment at the time of booking.
4. Electricity consumption of 10 KWH per day is included in the rental cost. Additional consumption is charged by meter reading at £ 0.16 per KWH .
5. A security deposit of £50.00 per week is required, unless waived, in case of additional electricity charges or damage to the property or its contents. However, the sum reserved by the clause shall not limit the Client's liability to the Owners. The Owners will account to the Client for the security deposit and refund the balance due within two weeks after the end of the rental period.
6. Subject to clauses 2 & 3 above, in the event of a cancellation, refunds of amounts will be made if the Owners are able to re-let the property, and any expenses or losses in so doing will be deducted from the refundable account. **The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover)** and to have full cover for the party's personal belongings, public liability etc., since these are not covered by the Owners insurance.
7. The rental period shall commence at 4.00pm on the first day and finish at 10.00am the last day. The Owners shall not be obliged to offer the accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.
8. The maximum number to reside in the property must not exceed two people unless the Owners have given specific permission.
9. The Client agrees to be a considerate tenant and to take good care of the property, and to leave it in a clean and tidy condition at the end of the rental period. Although a final cleaning is included in our prices, the Owners reserve the right to make retention from the security deposit to cover additional cleaning if the Client leaves the property in unacceptable condition. The Owners reserve the right, in the case of unsocial behaviour, inconsiderateness, default or any other similar unacceptable behaviour on the part of the Client, to ask the Client to vacate the property within an appropriate time period that the Owners see fit.
10. The Client shall report to the Owners any defects in the property or breakdown in the equipment or appliances in the property or garden, and arrangements for repair and/or replacement will be made as soon as possible.
11. The Client has been advised that the property has two nearby ponds with ducks. These factors may necessitate a certain level of caution or parental supervision particularly in the case of young children.
12. The Owners shall not be liable to the Client
 - i) For any temporary defect or stoppage in the supply of public services to the property.
 - ii) For any loss, damage or injury which is the result of adverse weather conditions, strikes, war, careless or reckless behaviour of the Client or any other matters beyond the control of the Owners.
 - iii) For any loss, damage or inconvenience caused to or suffered by the Client if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the Owners shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England.

Please note that these booking conditions will be included in our confirmation statement.