

BOOKING CONDITIONS

Please read this carefully -if you have any questions, please do not hesitate to ask.

CONTRACT:

1. The contract is between the lead guest and Mrs. Helen Kirwan ("the owner").
2. To request a booking, please complete the Booking Form and return it with your payment.
3. The contract shall be entered into when the owner has received the Booking Form and accepted the booking by sending a "Confirmation of Booking" to the lead guest.

PAYMENT IN ADVANCE:

4. Guests shall pay the weekly rental price per cottage(s) in advance:
 - (i) if the Booking is made 8 weeks prior to the arrival date, a non-returnable deposit is payable. The balance of the rental price must be paid not less than 6 weeks prior to arrival. **Non-payment of this balance shall be construed as a cancellation of the contract.**
 - (ii) if a Booking is made less than 8 weeks prior to arrival, the full rental price must be paid.

DAMAGE AND BREAKAGES:

5. Guests shall take all reasonable care of the cottages and gardens, furniture, fixtures and fittings, contents and any other property of the owner. They shall leave these in the same state of repair, condition and cleanliness at the end of the rental period as at the beginning. The lead guest shall notify the owners of any damage and prior to 10.00am on the departure date shall pay the full cost of the

- (i) repair and replacement of any damaged property
- (ii) costs of exceptional cleaning in the event that this is required.

6. CANCELLATION: **Guests are strongly advised to obtain holiday cancellation insurance**

- i) You may cancel your break rental at any time, However a fee will be charge as follows:

Number of weeks before arrival date that notification is received	Cancellation charge as % of total break cost
More than 8	Deposit Cost
More than 4 but not more than 8	50%
4 weeks or less	100%

- ii) A cancellation made by a guest for whatever reason shall be in writing and addressed to Mrs Helen Kirwan at the above address.

7. **Only the persons named on the Booking Form shall occupy the cottage(s) booked.**

8. Due to very steep stairs, Lavender and Mistletoe are not suitable for children under 7 years of age. Children must be over the age of 12 to stay in Heron, due to the antique furniture.

9. Lets are from 3pm on the date of arrival to 10am on the day of departure.

10. **Smoking is not allowed in the cottages.**

11. **Pets are not allowed.**

12. On departure, all items should be in the same places as when guests arrived.

13. The owner reserves the right at any time to;

- (i) decline accommodation to and to order any person off the premises
- (ii) To enter and inspect the premises and to carry out repairs or maintenance as required (but will always try to do so when convenient to guests).

14. The rentals are for holiday purposes only and the Housing Act 1988 does not apply.