

# **Blundell's Cottage, Broadway**

## **Booking Terms and Conditions**

### **CONTRACT**

Gareth and Sue Atkinson are the owners (Owners) of this property and the contract is between them and the holidaymaker (Tenant). The contract will be entered into upon the Owners issuing a confirmation form and the Tenant making a payment for the accommodation, and will be subject to the Booking Conditions.

The booking of the property shall be in the name of the person designated on the confirmation form (the Tenant) who shall be responsible for the actions of all persons included on the form and should ensure that they are aware of and comply with the Booking Terms and Conditions.

### **LIABILITY**

The Owners accept no responsibility for loss or damage to the Tenant's possessions on the Owners' property or land.

All property details and information about facilities and local amenities are given in good faith and the Owners use their best endeavours to ensure accuracy of such information but cannot accept any responsibility or liability for any loss or damage.

### **PAYMENT**

A deposit of 25% of the full rental price is required at the time of booking. The balance of the full rental must be paid 6 weeks prior to the start date of the holiday. If the start date of the reservation is less than six weeks hence or Tenant is booking a Short Break, the full rental amount should be sent with the booking form. When the balance of the rental is received travel directions and key arrangements will be forwarded.

### **METHOD OF PAYMENT**

Payments may be made by cheque, credit card or debit card. Cheques should be made payable to *Gareth Atkinson*. A charge will be made for credit card or non-UK debit card bookings (currently 3%). No charge will be made for payments by UK debit card.

### **OVERSEAS BOOKINGS**

Overseas bookings may also be made by Sterling bank draft or by Paypal, if preferred.

## **VAT**

The rental is not subject to VAT (Value Added Tax) at present.

## **INVENTORY**

An Inventory is provided in the property. We recommend that you check this and report any discrepancies to the Owners within 24 hours of arrival, otherwise the inventory will be assumed to be correct and missing items may be billed for.

## **CANCELLATION**

If a booking is cancelled in writing more than six weeks prior to the start date of the holiday, all efforts will be made by the Owners to re-let the property and, if successful, your deposit will be refunded. If the Owners cannot re-let the property the deposit is forfeit and you may be able to claim on your Cancellation Insurance (see below).

If a booking is cancelled less than six weeks prior to the start date of the holiday, the full rental cost is forfeit unless the Owners can re-let the property and, if successful, the full amount will be refunded less any difference in the total rental price. In addition a 10% re-advertising charge (max. £40) will be deducted from the refund. If the Owners cannot re-let the property, the full rental is forfeit and you may be able to claim on your Cancellation Insurance (see below).

## **CANCELLATION INSURANCE**

We strongly recommend that you arrange adequate holiday cancellation insurance.

## **PERIOD OF HIRE**

Lettings are for a maximum of four weeks and properties are available for occupation from 3.00 p.m. on the day of arrival and must be vacated by 10.00 a.m. on the day of departure unless otherwise notified in writing. The Tenant will be liable for any costs of whatsoever nature incurred because of an unauthorised extension.

## **TENANT'S OBLIGATIONS**

### **The Tenant agrees:**

1. Not to exceed the maximum number of persons as stipulated in the description of each property.
2. To ensure that only the members of the party as previously notified by the Tenant occupy the property, for holiday purposes only.
3. Not to sub-let the property, or any part of the property.
4. Not to allow animals into the property or permit pets to be kept anywhere on the property, as outlined in the section below.
5. To keep the property clean and in good order and be responsible for any breakages. The Owner will be entitled to bill Tenant for the cost of remedying any breach of these obligations.

6. To pay for any losses or damages to the property caused by the Tenant or a member of their party (reasonable wear and tear excluded) unless the cost of making good such loss or damage can be fully recovered under any householder's insurance policies maintained by the Owner.
7. To allow the Owner reasonable access to the property for the purposes of inspection or to carry out any necessary repairs or maintenance provided reasonable notice is given to the Tenant.
8. Not to cause an annoyance or become a nuisance to occupants of neighbouring properties.
9. To notify the Owners immediately if your departure from the property is prior to the end of the period of hire in order that we may ensure that the property is secure.

## **PETS**

Pets are not permitted at the property, even if kept outside.

## **SMOKING**

For the comfort of guests the Owners operate a non-smoking policy inside the property. If smoking outside the property, please ensure that you dispose of cigarette ends, matches, etc. carefully.

## **COMPLAINTS**

Should you have any complaints whatsoever, please contact the Owners and ask for assistance. The Owners will do their utmost to ensure that the complaint is handled quickly and efficiently.

Under no circumstances can complaints which are raised after the holiday has ended be investigated when the Tenant has denied the Owners the opportunity of investigating the complaint and endeavouring to put matters right during the holiday.

## **ELIGIBILITY**

In order to protect our interests we will not accept bookings from groups of single persons under the age of 21.

## **VALIDITY CLAUSE**

If any term or provision in these Booking Terms and Conditions shall in whole or in part be held to any extent to be illegal or unenforceable under any enactment or rule of law that term or provision or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

## **PREVIOUS VERSIONS**

This website and these Booking Terms and Conditions replace and supersede all previous brochures and websites and Booking Terms and Conditions.