

2018 Booking Conditions

General

Clients applying to hire property are referred to as “the Applicants” until such time as they take up residence when they are referred to as “the Tenants”. Any contract is between the Owners of the property on one part and the Applicants or Tenants on the other. The general information provided with these booking conditions is incorporated herein.

Booking Deposit

If a booking is made eight weeks or more before the tenancy is due to start, it must be accompanied by a deposit of £100 per week booked. If a booking is made less than eight weeks before arrival the full rent must be paid at the time of booking.

Final Payment

Once the Booking form is received and accepted by the owners, the Applicants are liable for payment of the balance of rent eight weeks before the start of Tenancy. Non-payment by the due date will be treated as a cancellation and a cancellation charge will be payable as listed on the table below. **The Owners do not send reminders - the balance due date is on the Booking Confirmation.**

Changing a Booking

Once a booking has been accepted by the Owners, the booking can only be changed to another date providing the property is available for the new dates and the Owners are agreeable to the change. In this event a £15 re-booking fee is payable.

Cancellation

All cancellations must be notified in writing. Please note that the Owners must be informed of a cancellation prior to the start of the holiday. A cancellation charge will be payable based on the number of days before the holiday start date the cancellation is received by the Owners in writing and is specified in the table that follows:

Number of days before holiday start date that notification is received	Cancellation Charge (as percentage of the total cost of the holiday)
0 - 13 days	100%
14 - 27 days	75%
28 - 55 days	60%
56 days or more	Deposit

Applicants are advised to take out their own insurance to cover themselves for possible cancellation.

Optional Extras

Linen and end of stay cleaning will be charged at the rate shown. Both will be paid for in cash in euros on arrival at the apartment.

Method of payment

Payments can be made by cheque or bank transfer – in this instance please ask the owner for their bank details. Cheques should be made payable to ‘Mrs C. Y. Barker’. Post-dated cheques are not acceptable. Any charges raised against the Owners by their bank for handling dishonoured cheques will be passed on to the Applicants who are liable to reimburse the Owners in respect of such charges within seven days of receipt of notification from the Owners.

Overseas Bookings

Overseas applicants must pay in sterling or euros. Any charges for payments from overseas will be passed on to the Applicants.

The Tenancy

The tenancy confers upon the Tenants right to occupy for a holiday within the meaning of Schedule 1, Paragraph 9 of the Housing Act 1988.

Tenants’ Obligations

The Tenants agree:

- a. 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).
- b. To take good care of the property and leave it in a clean and tidy condition at the end of the tenancy. A cleaning service is not provided during the tenancy.
- c. To permit the Caretaker/Owners reasonable access to the property if necessary.
- d. Not to part with possession of the property, or share it, except with members of the party shown on the Booking Form.
- e. Not to exceed the total number of people stipulated in the property description.
- f. Not to cause an annoyance or become a nuisance to occupants of adjoining premises.

Duration of Times and Letting

Lettings commence between **4 and 6pm** on the first day of the tenancy and end at **10am** on the day of departure unless otherwise notified. The period booked cannot be exceeded unless the Owners give written approval. The Tenants will be liable for any cost of whatsoever nature incurred because of an unauthorised extension.

Non-availability of Property

If for any reason beyond the Owners' control the property is not available on the date booked (owing to fire damage for example), or the property is unsuitable for holiday letting, all rent and charges paid in advance by the Applicants will be refunded in full, but the Applicants shall have no further claim against the Owners.

Liability

The Owners do not accept liability for any act, neglect or default on the part of any person not within their employ or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Tenants or any other person may suffer or incur arising out of, or in any way connected with the letting.

Property Descriptions

Some of the information in the property description relates to matters beyond the property such as leisure facilities and shops. Closure of such premises and other changes to external facilities are outside the Owner's control and therefore these details are provided in good faith but without liability as responsibility on the part of the Owners.

Complaints

All complaints must be notified to the Caretaker **IMMEDIATELY** so that an on-the-spot investigation can be made if necessary and remedial action can be made if required. In no circumstances will compensation be made for complaints raised after the tenancy has ended when the Tenants have denied the Owners the opportunity of investigating the complaint and endeavouring to put matters right during the tenancy.

Pets

Pets are not allowed to stay at the property.

Smoking

Smoking is not allowed in the property.

Inventory

Any discrepancies are to be reported to the Caretaker within 24 hours of arrival, otherwise the inventory will be deemed to be correct.

Breakage deposit

A breakage deposit is payable to the Caretaker on arrival to cover any damage to the property or loss to the inventory.

End of stay cleaning

The property must be left in the same condition it was found and must be cleaned by the tenants before departure alternatively end of stay cleaning can be provided as an optional extra by the Caretaker.

Linen

Linen, towels and tea towels are not included in the rent but can be provided as an optional extra by the Caretaker.

Breach of contract

If there shall be a breach of any of these conditions by any of the Tenants, the Owners reserve the right to re-enter the property and terminate the tenancy without prejudice to the other rights and remedies of the Owners.

Authority to Sign

The person who completes the Booking Form certifies that:

- a. he or she is authorised to agree the Booking Conditions on behalf of all persons included in the Booking form, including those submitted or added at a later date;
- b. the signatory is over eighteen years of age and a member of the party intending to occupy the property; and
- c. agrees to take responsibility for the party occupying the property.

Discrepancies

In case of a discrepancy or inconsistency between these Booking Conditions, the General Information and any contents of the property description, these conditions shall prevail.