

This property is let on standard terms and conditions legally applicable to such matters and in particular the terms stipulated below with which the tenant promises to comply, on penalty of payment of compensation or termination of this agreement as the authorized agent may see fit, without being entitled to demand any reduction in the total rent payable.

- a. The time of arrival shall normally be 4pm **Saturday**
The time of departure shall normally be 10am **Saturday**
- a. In the event of cancellation: - by the tenant:
 - one month or more prior to the first day of the tenancy, the tenant shall forfeit the whole of the amount of deposit paid,
 - less than one month prior to the first day of the tenancy, the tenant shall pay an additional penalty of the difference between the deposit paid and the total rent payable if such cancellation had not occurred.
- a. If the tenant fails to give notice of late arrival and has not arrived four days after the scheduled date of arrival, the landlord shall be fully entitled to attempt to re-let the accommodation while reserving the right to claim against the tenant.
- c) The tenant shall be under an obligation to personally occupy the premises and to live in them "in a respectable manner" and to take due care of them. All fixtures and fittings are in good working order and no complaint regarding them made more than 24 hours after occupying the premises will be accepted. The tenant will be responsible for repairs made necessary by negligence, misuse or poor care during the tenancy. The tenant shall be under an obligation to ensure that no disturbance to neighbours arises through the actions or presence of the tenant or members of his or her family.
- d) The property is let fully furnished with cooking equipment, crockery, cutlery, glassware and pillows, as listed in the enclosed inventory. If appropriate, the owner or his or her representative shall be entitled to claim from the tenant on departure the cost of cleaning the property rented (a fixed amount of £50), the full replacement cost of broken, cracked, chipped or damaged items, furniture and equipment and any such items showing abnormal wear and tear for the length of the tenancy, the cost of cleaning soiled blankets and covers, compensation for damage of any kind to curtains, wall-coverings, ceilings, rugs, mats, carpets, windows, bedding, etc.
- e) The tenant promises to take out insurance against tenancy risks (fire, water damage, etc.) The absence of insurance cover in the event of an insurable incident shall give rise to payment of damages and interest.

The landlord promises to insure the accommodation against tenancy risks on the tenant's behalf, the latter being under an obligation to inform the landlord, within 24 hours, of any insurable incident occurring in the accommodation, its outbuildings or ancillary facilities.
- f) The tenant must not exceed the number of guests stated at time of booking & may not object to an inspection of the premises by the owner or his or her authorized representative when requested.
- g) £200 deposit required for each week booked, balance of rental is due 4 weeks prior to holiday start date.