

BOOKING CONDITIONS AND GENERAL INFORMATION

The hiring contract is between James Probert and the Hirer and incorporates the conditions set out below:

Authority to Sign

The person signing the booking form certifies that he/she is authorised to agree the Booking Conditions on behalf of all persons included on the Booking Form. The signatory must be a member of the party occupying the property and must be 18 years of age or over.

Payment

Bookings should be accompanied by a deposit of one third of the rent. The balance of the rent must be paid and received by James Probert **not less than 42 days** (6 weeks) before the commencement of the holiday. Non payment of the balance of the rent by due date shall be construed as a cancellation of the contract by the Hirer and James Probert reserves the right to retain any deposit already paid. The full rent is payable upon booking if the occupation date is less than 6 weeks from the date of the booking.

Hirer's Obligation

The Hirer agrees:

To pay for any breakages, losses or damage to the property or contents before departure.

To take all reasonable and proper care of the property and leave it in a clean and tidy condition at the end of the tenancy. Particular attention must be given to the kitchen, ensuring that all equipment and utensils are left clean and tidy. The Hirer is responsible for any additional cleaning costs incurred.

To permit the owners reasonable access to the property to carry out urgent maintenance.

Not to sublet or share the property except with persons nominated when booking. (the maximum number of persons allowed at the property is clearly stated and must not be exceeded – James Probert reserves the right to terminate the hire without notice and without refund in the case of a breach of this condition)

Pets

No Pets are allowed

Cancellation

If the Hirer wishes to cancel the booking for non-insurable reasons he/she should advise James Probert immediately by telephone 0n 01629 584051, followed within 48hrs by a confirmatory letter. Upon receipt of such letter James Probert will use best endeavours to obtain a replacement letting and, if such replacement is obtained, will

then refund to the Hirer any monies paid less an administration charge. If James Probert is unable to re-let the property then he shall be entitled to retain all payments already made and to recover, if not already paid, the balance of the hiring charge.

Non-availability of Property

If, for any reason beyond the control of James Probert, the property is not available on the date booked, all rent paid in advance will be refunded in full. **The Hirer shall have no further claims against James Probert.**

Caring for your Safety

Every reasonable effort has been made to avoid safety hazards in the properties. However it is the guests' responsibility (particularly parents with young children) to inspect the property and grounds immediately upon arrival and note any possible hazards. Check the layout of the holiday property so that in an emergency you can get out quickly and easily. Please read and respect any warnings/hazard/restriction notices that have been placed in the property.

Arrival and Departure Times

Properties are normally available after 4:00 pm on the day of arrival and must be vacated by 10:00 am on the day of departure PLEASE.

Bedlinen

We provide bed linen in our properties and beds are fully made up and ready for your arrival. However personal towels and cot linen are **not** provided. Tea Towels are provided.

Complaints

In the event that you have any complaint please report it immediately so that we can take action as soon as possible.

General

Every reasonable effort has been made to ensure that the descriptions and photographs in the brochure or website are accurate. James Probert shall not be under any liability to the Hirers or third parties for any loss or damage arising from the breach of contract, negligence, misrepresentation or otherwise.