

## **Terms And Conditions**

When you arrive, you will be provided with an inventory detailing the contents within Birch Cottage.

In the event of breakages a charge may be made equal to the cost of a replacement or repair. Any missing items will be charged at the cost of replacement.

### **Contents**

The rental price includes:

Electricity

Towels

Bed linen

Cleaning materials

Mountain bikes

Complimentary tea, coffee and condiments are provided

The wood burning stove will be filled ready for your first cosy fire and extra stock is available for a small fee.

### **Period of Let**

The property is available from Saturday to Saturday.

Entry is from 4pm and departure is by 10am.

### **Rental Conditions**

The property is equipped for 2 persons

No persons under 18 will be permitted to occupy or rent the property unless accompanied by a responsible adult

The property is non-smoking

No pets are allowed

Check-out is no later than 10am

The property requires to be left in a reasonable state of cleanliness. In particular, the kitchen should be left in good order ensuring that the cooker, oven and grill are left clean and ready for use by incoming guests and that all dishes and utensils are washed before you leave. No rubbish should be left in the property and all floors should be relatively clean.

Failure to comply with the above terms and conditions of let may result in the withholding of the Security Fee.

### **Cancellations**

In the event of cancellation, the Security Fee may be non-refundable. Any rent paid will only be returned if the property is able to be re-let at the same price.

### **Miscellaneous**

Receipt of the Security Fee is regarded as confirmation that all occupants agree to be bound by the above terms and conditions. The owner accepts no liability for the safety of the occupants or their possessions.

### **Booking Arrangements**

If you would like to book Birch Cottage, a £100 deposit is required to reserve the property ("The Security Fee").

### **Payment**

Payment can be made in cash, by credit card (3.5% additional charge), cheque, internet banking, or travellers' cheques in sterling. If you would like to book, further details regarding payment arrangements will be sent to you by e-mail or post.

The full rental amount requires to be paid no later than 8 weeks prior to the let, unless it is a last minute booking whereupon the full sum will be required upon reservation. No reminder will be sent. If the full rental is not received the property will, unfortunately, be re-let.

### **The Security Fee**

The Security Fee is in addition to the amount of rent required and will be returned to you, no later than fourteen days following the termination of the let providing the property is left in the same condition as you found it and the following conditions are satisfied.

*Christine*