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## Booking Conditions

**CONTRACT.** The contract for a short-term holiday rental shall be made between the client and Barn House Holiday Cottages, the contract will be entered into when Barn House Holiday Cottages issues the confirmation letter or email and will be subject to all the following booking conditions.

**PAYMENT** A deposit of 30% the rental fee is payable if the booking is made more than eight weeks before the start of the rental. The balance shall be payable eight weeks before the commencement of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the client. For bookings made less than eight weeks before the start of the rental the total fee is payable on sending the booking form. We prefer payment by bank transfer to the account above. Otherwise, cheques should be made payable to Cate McKay-Haynes and sent to the address at the top of the booking form.

**CANCELLATION** Any cancellation made by the client for whatever reason shall be in writing and addressed to Cate Partridge at the address at the top of the booking form. On receipt of notice of cancellation, Barn House Holiday Cottages will seek to re-let the property for the period of booking. If Barn House Holiday Cottages succeeds in re-letting the property for the whole period it shall refund all the monies paid less an administrative charge of £20 (plus VAT) per booking. If Barn House Holiday Cottages only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period that is not re-let and (2) an administrative charge of £40 (plus VAT) per booking. If Barn House Holiday Cottages is unable to re-let the property before the final payment due date, the client still remains liable for the final payment on the due date as indicated in the Payment section above. If Barn House Holiday Cottages is successful in re-letting the property for the whole or part of the period of booking after the client has made the final payment, the client will be reimbursed in accordance with the refund conditions above. We advise that you take out a separate holiday cancellation insurance.

**PERIOD OF HIRE** Rentals commence at 4.00 pm on the day of arrival and terminate at 10.00 am on the day of departure.

**VAT** VAT is included in the rental fee. If VAT rates change, Barn House Holiday Cottages reserves the right to amend prices accordingly.

**NUMBER OF PERSONS USING THE PROPERTY** The number of persons occupying a property must not exceed the maximum number stipulated in the brochure or website. Barn House Holiday Cottages reserves the right to refuse entry to the entire party if this condition is not observed.

**COMPLAINTS** Should there be any cause for complaint during the occupation of the property it must be notified at once to Barn House Holiday Cottages.

**BREAKAGES OR DAMAGE** The client is legally bound to reimburse Barn House Holiday Cottages for replacement, repair or extra cleaning costs on demand.

**CARE OF THE PROPERTY** The client shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same clean and tidy condition at the end of the rental period as at the beginning. Smoking is not permitted inside any of the cottages.

**BARN HOUSE HOLIDAY COTTAGES DUTY OF CARE:** All properties are maintained to a very high standard. In the rare event of a breakdown in a particular service or item a repair/replacement shall be found/fitted within 72 hours where possible. Barn House Holiday Cottages cannot be held liable for any loss arising from loss of use of the service/item within the specified time limit.

**PETS** Pets can only be accepted by prior arrangement.

**PERSONAL INJURY & LOSS OF CLIENT PROPERTY** The client or members of his/her party cannot hold Barn House Holiday Cottages responsible for injury sustained or the loss or damage to any belongings during their stay at Barn House Holiday Cottages. Lost Property: There is a minimum of £10 + postage charge to post any items that you have left behind. Please ensure everything is taken home with you.

**RIGHT OF ENTRY** Barn House Holiday Cottages and/or its agents reserve the right to enter any cottage at any reasonable time for purposes of inspection or to carry out any necessary repairs or maintenance.

**BARN HOUSE HOLIDAY COTTAGES RIGHT TO REFUSE** Barn House Holiday Cottages reserves the right to refuse any booking and in exceptional circumstances, to cancel, modify or alter arrangements made for the client.