

## TARRIFF, Terms and Conditions

JANUARY, FEBRUARY & MARCH	£380.00
MARCH, APRIL & MAY	£460.00
JUNE, JULY & AUGUST	£500.00
SEPTEMBER & OCTOBER	£560.00
NOVEMBER & DECEMBER	£400.00
CHRISTMAS & NEW YEAR WEEKS	£550.00

### HOLIDAY PROTECTION

To minimize the cost and inconvenience of cancelled bookings and loss or damage to personal effects, I would strongly advise you to take out holiday insurance. You may have to forfeit the full cost of your holiday under extreme circumstances and the proprietor is not responsible for any loss, damage to personal effects or injury to persons not caused through the fault of the proprietor.

### CANCELLATION

All cancellation requests should be made as early as possible and confirmed in writing within five days.

I will endeavor to re-let the booking and if successful will reimburse you in full. I do however recommend that you take out insurance to cover the costs of cancellations. If a cancellation is made more than four weeks prior to arrival your deposit will be forfeited and if less than four weeks you will be liable to pay the full cost of rental.

### RESTRICTION ON RENTAL

I reserve the right to remove person or persons from the property due to unreasonable behavior, damage to the property or exceeding the stated occupancy. In this case a refund will be at my discretion.

### ADVERSE TRAVEL CONDITIONS

Where there are ferry/plane disruptions due to bad weather conditions or any form of industrial action, I cannot be held responsible for non-arrival at the property and no refund will be given.

### AVAILABILITY

Each booking is made in good faith with the belief that the property will be available to the tenant on the date stated. If for any reason due to circumstances beyond my control, the property is not available and I am unable to guarantee provision of alternative accommodation, the deposit and balance will be refunded in full. The tenant will have no further claim against the owner.

## **TERMS AND CONDITIONS**

Caberfeidh weekly rental is for a seven day period from Saturday to Saturday. The arrival time is 2pm. Depending on travel arrangements, the arrival times may be earlier. However, please check with me if you intend to arrive earlier. The departure time is 10:00am.

Short term breaks may be available for a minimum of a 3-night stay. Please enquire for further information.

The cottage is for holiday purposes only, and sleeps a maximum of 6 persons. This number must not to be exceeded without first obtaining written permission from me.

Children are welcome. However, as some of our guests have allergies, I regret we cannot accept dogs or permit smoking within the cottage.

## **WHAT IS INCLUDED**

All linen, towels, electricity and heating included along with an adequate amount of cleaning products (washing liquid, dish washer tablets, anti-bacterial spray etc). These are to be left in cottage on departure.

A change of linen and towels will be left for guests staying for more than a week.

## **BOOKING**

The booking and full payment is to be made within 6 weeks prior to arrival at the cottage.

A non-returnable deposit of £100.00 is to be paid within 10 days of receiving confirmation of booking. This constitutes an agreement in which you are liable to pay the balance 6 weeks prior to arrival. The non-returnable deposit will be acknowledged in writing with an account for the due balance and the date it is to be paid on or before. If the balance is not paid on or before the due date, I reserve the right to re let the property. The booking is accepted on the clear understanding that if, through circumstances beyond my control, the cottage become un-rentable, you shall be entitled to a refund not exceeding the amount paid.

If the booking is not made within 6 weeks of renting the cottage, the payment is to be made in full.

For your own protection I recommend that you take out a holiday insurance which may cover you should you have to cancel the booking.

### **METHOD OF PAYMENT**

CHEQUES must be made payable to “**Mr. Rob Tai**”, and posted to: “**1 HILDA STREET, YORK, YO10 3DX.**”

I reserve the right to refuse admission to their property and require any persons to leave when I consider there is a breach of contract, or deem there is damage to the properties or cause of nuisance or conduct of an offensive manner.

I also reserve the right to enter their premises at any given time.

### **DAMAGE & BREAKAGES**

If upon arriving at the cottage and you have found something broken or damaged and not in the Damage and Breakage Book, please let us know as soon as possible, as to avoid responsibility. The landlord assumes all responsibility for fair wear and tear. If during your stay an item is broken or damaged and it is not fair wear and tear, you may be held liable for replacing the item, and may be charged accordingly. If either of these occurs they should be reported in the Damage & Breakages book.

**THE COTTAG SHOULD BE LEFT AS IT WAS FOUND IN A CLEAN AND TIDY CONDITION. (IF THE COTTAGE NOT IN THIS CONDITION UPON ARRIVAL PLEASE LET ME KNOW).** Property left in a dirty or inappropriate manner may result in an additional cleaning surcharge.

### **CAR PARKING**

The cottage has parking space for two vehicles. Vehicles parked there are at the owners' own risk and therefore I cannot be held responsible for any loss or damage that may occur.

### **LIABILITY**

The owner of Caberfeidh Cottage do not accept any liability for any persons, loss or damage of possessions unless negligence is proven against me.