

## Conditions of Hire

- The hiring contract is between the hirer and the owner of the property, Mr Graham Card
- The person who signs the booking form certifies that he/she is authorised to agree the Conditions of Hire on behalf of all persons included in the booking and including any persons who may be substituted at a later date. The signatory must be 18 years of age and a member of the party occupying the property.
- Bookings are to be accompanied by a deposit of £50 per week and the balance must be paid 28 days before the commencement of the holiday. Full rent is payable immediately if booking date is less than 28 days before occupation.
- If the hirer wishes to cancel the booking he should advise the owner immediately by telephone followed by written confirmation. Upon receipt of written confirmation the owner will (but without any obligation to the hirer) use his best endeavours to obtain a replacement letting and if such a replacement booking is obtained will refund to the hirer any monies paid less a £25 handling charge.
- If the owner is unable to re-let he shall be entitled to retain all payments made and to recover, if not already paid, the balance of the hiring charge.
- The maximum number of persons occupying the property shall not exceed 2 adults and 1 baby. (The owner reserves the right to terminate the hire without notice and without refund in case of a breach of this condition).
- Smoking is not permitted in the property
- The hirer agrees to pay for breakages, losses or damage to the property before departure, to take good care of the property and to leave it in a clean and tidy condition at the end of the tenancy.
- The hirer agrees to permit the owners reasonable access to the property to carry out any urgent maintenance.
- Pets are not permitted.
- The property is available after 3pm on the day of arrival and must be vacated by 10am on the day of departure.
- If, for any reason beyond the owner's control, 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 the owner.

The owner cannot be held responsible for loss or damage to property belonging to persons occupying or visiting either Pocket Cottage or Laurel Cottage for injury to those persons howsoever caused.

**It is strongly recommended that hirers take out insurance to cover such an eventuality.**