

GARDENERS COTTAGE, EASTWOOD

TERMS AND CONDITIONS FOR SELF-CATERING RENTALS

Period of Let

Lets commence at 4pm on day of arrival and terminate at 10am on day of departure, unless specifically agreed otherwise. The property is let for holiday purposes and only to the persons named on the booking form unless agreed otherwise.

Booking and Payment.

A booking is accepted following completion of a booking form and receipt of a 25% deposit payment. The balance of the hire charge shall be payable 6 weeks before the commencement of the letting period. If the balance is not received by this date, the Owners will be entitled to re-let the property and the deposit will be forfeited by the Hirer. For bookings made less than 6 weeks in advance, full payment is required at the time of booking. In addition a refundable good house keeping deposit of £150 is required payable with the balance of the hire charge as noted above. This will be returned in full if no additional charges are incurred and the house is returned as per the Hirers obligations. Payments can be made by cheque, bank transfer or cash.

Cancellations

Should the Hirer wish to make a cancellation, the Owners will seek to re-let the property for the hire period. If successful in doing so, a full refund will be issued. If not, the deposit will be forfeited by the Hirer. If the cancellation occurs less than 4 weeks prior to hire and we are unable to re-let for the period, then the entire hire charge will be forfeited by the Hirer. Hirers are strongly advised to take out a Holiday Cancellation Insurance Policy.

Availability

If the property cannot be made available for the period booked due to events beyond the Owners' control and the Owners are forced to cancel the booking, the hire charge will be refunded in full and the Hirer will have no further claim against the Owners.

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WEBSITE WWW.EASTWOODHOUSEDUNKELD.COM

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Services

Electricity and gas is included in the hire cost. A supply of wood will be left free of charge. Additional wood can be purchased locally or from us at a cost of £5 per bag. Complimentary essentials will be provided to get you started. See appendix 1.

Number of Persons using the Property

The number of persons occupying Eastwood House and grounds should not exceed 6 unless otherwise agreed. If the maximum number of occupants is found to exceed the permitted number, the Owners will be entitled to request the Hirer to immediately leave the Property. The Hirer will not be entitled to any refund of the hire charge in these circumstances.

Suitability of Hirer

The Owners may decline to hand over Gardeners Cottage if the Owners have justifiable grounds to believe that the Hirer or any of the persons included in the booking contract are not suitable to occupy the Property. If any booking is cancelled for this reason the hire charge will be immediately refunded to the Hirer. The Hirer will not be entitled to any compensation or damages for cancellation of the booking for this reason.

Complaints and Problems

Should there be any problem or cause for complaint during or after the letting period, please contact the Owners who will endeavour to rectify the problem.

Hirer's Obligations

The Hirer will; take good care of the Property and its contents and leave the Property and its contents in a clean and tidy condition (charges will be applied if the property is not left as found); inform the Owners of any damage or breakages and pay the Owner at the end of the booking for any breakages or damage to the Property and its contents caused by the Hirer (reasonable wear and tear excluded); allow the Owners (with or without workmen) access to the Property at reasonable times and on reasonable notice (other than emergencies) for inspection purposes and to carry out any repairs or maintenance (routine maintenance and repairs will not be carried out during the booking); not cause undue noise or disruption or become a nuisance to the occupants of any neighbouring properties; not use the Property for any purpose

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other than that of a private holiday residence; not alter the Property or its contents or remove any contents from the Property; return all sets of keys to the Property in accordance with the instructions given to the Hirer; not use any flammable materials, fireworks or candles in or on the Property; keep the Property secure during the booking; and comply with any specific in any instructions in the Property.

Dogs

At no time should dogs be left unattended in the house or be allowed on soft furnishings and beds.

Liability

The Owners shall have no liability for any death, personal injury, damage or loss of personal property.

Injury, Loss or Damage

The use of the property and its equipment is entirely at the Hirers risk. The Owners do not accept responsibility for injury sustained by the Hirer and/or a member of his or her party, nor for loss or damage to their belongings including motor vehicles.

Contract of Hire

This Contract of Hire is between the Hirer and The Owners of Eastwood House.

Please note that by signing the booking form and/or making an email or telephone booking with the deposit/hire charge paid, you have accepted these terms and conditions. You must ensure that ALL members of your party understand and comply with these terms and conditions. A legally binding contract has been entered into. The Owners reserves the right to demand the immediate departure of any Clients who fail to comply with these Terms & Conditions and for conduct deemed to be detrimental to the property.

All information on our literature and website are believed to be correct but we cannot accept responsibility for any unforeseen changes, errors or misunderstandings and we reserve the right to alter or amend the facilities we offer.

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APPENDIX 1

For your arrival we will provide the following to get you started:

Basket of logs

Kindling

Salt & Pepper

Olive oil

Milk

Washing up liquid

Toilet roll

Dishwashing tablets

All cleaning products

There is a convenience store, deli and butcher in the village of Dunkeld or several large supermarkets 15 miles away in Perth for topping up on everything you will need for the rest your stay.