

Rental Contract

(please print off two copies, sign, date and return one with deposit cheque and payment)

This Agreement is made between Mr and Mrs Millar, hereafter known as the Property Owners, and name/address hereafter known as the Hirer.

1. Contract

The Contract of Hire shall be between the Hirer and the Property Owner and subject to the Conditions of Hire

2. Payment

Bookings made within 8 weeks of the holiday date must be paid for in full. For a booking made more than 8 weeks before the holiday commences, we require a deposit of 50% of the total rental amount. The balance is then due 8 weeks prior to the holiday starting date and once a booking has been confirmed by the Property Owners to the Hirer. Requests for property transfer will be handled as a cancellation (see Item 13 – paras (a) and (b)).

3. Balance of Payment

Upon payment of the deposit and subject to acceptance of the booking, the Hirer becomes liable for the balance of the rent 8 weeks prior to the period of letting. Bookings from persons under 18 years of age cannot be accepted.

4. Security Deposit

A security deposit of £250 (in the form of a cheque) will be required along with the balance of payment 8 weeks prior to the holiday starting date. The security deposit will be returned to the Hirer 1 week after the holiday has ended.

5. Sleeping Capacity

The maximum number of people allowed is 4 and extra persons cannot be accommodated.

6. Availability

The Hiring Contract is made on the understanding that the property and its facilities as published will be available for the dates stated. In the unlikely event that the property is not available through events arising out of the control of the Property Owners, then they may be forced to cancel the booking. The Hirer will be advised of any such circumstances as early as possible, and will (where feasible) be offered alternative dates for their holiday

7. Occupation Times

Occupation can be gained after 4.00 pm on the commencement date of the holiday let and terminate at 10.00 am on the termination date, to allow sufficient time for cleaning. All keys belonging to the property should be left with the Property Owners or their representative.

8. Damage

All bookings are accepted on the condition that the property is left clean and tidy, and breakages and/or damage will be paid for by the Hirer.

9. Access

The Property Owners or their representative shall be allowed access to the holiday accommodation at any reasonable time during any holiday occupancy.

10. Linen

The property is equipped with bed linen and towels.

11. Heating/Lighting Costs

All reasonable heating and electrical costs are included in the cost of hire. However, the Property Owners or their representatives reserve the right to charge for excessive use of heating/electricity and will charge at the local rate.

12. Motor Car and Personal Belongings

Baggage and personal belongings left in the property are at the Hirer's risk at all times, and no responsibility can be accepted for loss of or damage to any vehicle or its contents. This can be covered by your personal holiday insurance package.

13. Cancellations

- (a) If you have to cancel your reservation you must telephone the Property Owners on the number shown on your booking confirmation as soon as the reason for the cancellation occurs. The date upon which the notification of cancellation is received is the date upon which the reservation is cancelled. Cancellation of a booking is allowed, provided it is 8 weeks prior to the commencement date of the holiday date and a full refund of all monies paid will be made minus a cancellation administration fee of £50.00.
- (b) In the event of the Hirer wishing to cancel the reservation less than 8 weeks before the commencement date, we will endeavour to re-let the property for that period or any such part thereof as may prove possible. If a re-letting can be arranged, the balance will be refunded less a charge for any additional expenses. The deposit will not be refunded.

14. Complaints Procedure

- (a) In the unfortunate situation where there is a complaint, please give the Property Owner or their representative the opportunity to investigate the matter. Where possible, every effort will be made to ensure a complaint is handled quickly, efficiently and to the best outcome for all

concerned. The Hirer must notify the Property Owners or their representative immediately of any problem, so that immediate action can be taken.

- (b) In no circumstances will compensation be made for complaints raised after the holiday has ended, especially if the Property Owners or their representative has been denied the opportunity of addressing the complaint during the holiday period.

15. Web Site

The Property Owners have taken every care to ensure the accuracy of property descriptions. All information is given in good faith and the Property Owners or their representatives cannot accept liability for occurrences outside their reasonable control (ie breakdown of domestic appliances, plumbing, wiring, sudden temporary invasion of pests, damage resulting from exceptional weather conditions, etc).

* Please note that the property is strictly no smoking and we cannot accept pets.

Signature:

Date: