

Terms and Conditions of Let: Camilty Cottage

You, the person whose name appears on the Booking Form, or who made the booking via email, must agree to take full responsibility for ensuring that all members of the party adhere to the Conditions of Let set out below. You must be at least 18 years old.

In these Conditions of Let, 'Owner' refers to the owner of the property you are booking, 'Property' refers to the cottage you are booking. Your contract with us will begin when we issue you with your confirmation invoice. Your contract with us will be on the terms set out in these Terms and Conditions:

1. The number of people (including all adults and children) occupying the Property is limited to four, unless by prior consent with the Owner. You must not bring additional camp beds to the accommodation or allow tents, caravans or campervans at the accommodation.
2. You must pay 25% of the full rental charge on booking, with the remainder of the balance payable 4 weeks (28 days) before the start of the Let. If a booking is made less than 4 weeks before the start of the Let, the full rental charges should be paid at the time of booking. Before sending or making payment, you must first check that the Property can be reserved for You. Failure to pay the balance of rental charges, or failure to allow the Owner to take the balance by credit card by the due date (28 days prior to arrival), will result in the Owner assuming the You wish to cancel the booking and treating the Property as available for re-booking. No reminders are sent out.
3. Please notify the Owner of any cancellation in writing. If a notice of cancellation is received between the dates of Your deposit being received and the final payment being due, then the deposit will be retained unless the Property can be re-let at the full rate. If cancellation is made within four weeks of the holiday start (i.e. the whole rent has been paid) then the whole amount paid will be retained unless the Property can be re-let at the full rate. If a re-let is successful then a refund will be made, less an administration fee of £25. If the Property cannot be re-let then no refund will be given.
4. Should the Property, subsequent to booking, become unavailable through any cause, You must accept that the Owner's liability is limited to the amount of any rent paid.

To safeguard against cancellation charges & other unforeseen eventualities we strongly recommend that you take out Cancellation Insurance.

5. Pets are not allowed

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6. You accept that the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk. Guests agree to absolve the Owner of any responsibility for any accident or mishap to persons or property whilst on the premises or whilst engaged in any activity therein, or from any illness or injury arising from any causes whatsoever.
7. You must agree to use the property solely for its purpose as self-catering accommodation and to accept the Owner's right to refuse to hand over the Property to any person deemed unsuitable to take charge. You must not use the accommodation, or allow it to be used, for any dangerous, offensive, noisy, illegal or immoral activities. Causing a nuisance or disturbance to neighbours or unreasonable behaviour may result in the Owner requesting you to leave.
8. You must allow the Owners or agents access to the Property at all reasonable times. We will only ever request access to the Property in case of an emergency, e.g. a water leak, if there is an unforeseen problem or to investigate a complaint you have made. If this happens, we will do our best to let you know in advance of the date and time that we will need access.
9. You must take all reasonable care to secure the property when absent or asleep. Such as shutting and locking exterior doors and windows.
10. You must take all reasonable care to minimise fire risk. **Smoking is not allowed inside the Property.** You and your party must not use candles, fireworks or Chinese lanterns at the accommodation. When using the woodburner, You must comply with the instructions found in the welcome pack, particularly regarding the appropriate fuel to use for your safety. All of our portable electrical appliances have been tested and approved. As the use of your own personal electrical equipment is out of our control it must be at your own personal risk.
11. You must respect and look after your accommodation during your stay and you must leave the Property clean and tidy. Please let us know of any damage or breakages so we can repair or replace them for the next guests. We reserve the right to charge for any damage or breakages. You must accept that a discretionary charge of £30 may be applied should extra cleaning be required due to the Property being left in an untidy mess or excessive odour.
12. You accept that a good housekeeping deposit of £100 may be requested. This is to be handed to the Owner on (or before) arrival and will be returnable on, or shortly after, departure less appropriate deduction for any significant damage or breakages. Damage or losses subsequently discovered will be notified in writing and an agreement reached if compensation is necessary.

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13. You must vacate the Property by 10am at the latest on your day of departure unless special arrangements have been made with the Owner. This is to allow us to prepare the Property for the next guests. Failure to vacate promptly may incur a penalty charge, depending on the degree of inconvenience to the Owner and/or incoming guests. Guest arrival time is from 3pm onwards, unless an earlier time has been agreed in advance with the Owner.
14. **Our right to evict:** We may terminate our contract with You and ask you to leave your accommodation immediately (without any compensation being payable) if:
- a) we consider that You or Your party have committed a serious breach of these Terms and Conditions;
 - b) we consider that Your or Your party's behaviour endangers the safety of us, our visitors, neighbours or staff;
 - c) any complaints are made of anti-social or unacceptable behaviour against You or Your party;
 - d) You or your party cause an unreasonable amount of damage to the property or its contents;
- and/or
- e) You exceed the maximum occupancy limit for your accommodation.

If your booking is made through a third party website, such as AirBnB or Booking.com, the terms and conditions set out by that third party apply in addition to those stated here.

We very much hope you will enjoy your stay at Camilty Cottage. If you have any questions about the terms and conditions, please ask.