

LINDEN COTTAGE

STREATLEY

BERKSHIRE

RG8 9NB

TEL – 01491 871120

LyndonCottage@dsl.pipex.com

Terms & Conditions

BOOKING CONDITIONS

A deposit of £100 (the initial deposit) is payable at the time of booking. Confirmation of a booking will be effective only when this payment has been received. The balance of the rental, as well as a £100 security deposit (to cover any damages, electricity etc), must be paid to the proprietor no later than 6 weeks before the start of the rental. Failure to pay the rental balance and the security deposit gives the proprietor the right to cancel the booking and the client will forfeit the initial deposit. The client will not be paid any interest on either the initial deposit or the security deposit. We recommend that all persons in the party are covered by insurance including, but not limited to, personal possessions, illness, holiday cancellation or accident. The security deposit will be refunded by bank transfer less any deductions within 1 week of departure.

PAYMENT

All payments can be made by cheque, bankers draft or bank transfer to the proprietors' bank account. If payments are not made by this method, you will be debited with all bank charges due to cheque negotiations, currency charges, and currency fluctuations between the time of invoice and payment dates and such charges will be deducted from your security deposit.

CANCELLATION CHARGES

Any cancellation for whatever reason must be confirmed in writing to Linden Cottage, Streatley, Berks, RG8 9NB.

If the rental is cancelled earlier than 6 weeks before the rental is due to begin, the initial deposit will be forfeited unless the proprietor can re-let the property without loss to the proprietor. If the rental is cancelled at any time within the 6 week period before the rental is due to commence, the client will forfeit the initial deposit. The balance payment, excluding the security deposit, will also be forfeited unless the proprietor is able to re-let the property without loss to the proprietor.

ALTERATIONS AND AMENDMENTS

The start and departure dates under this contract cannot be changed without the agreement of the proprietor, and a new contract will be required. The client may be liable to forfeit the whole or part of the initial deposit under the original contract at the discretion of the proprietor.

LINEN

Bed linen is included in the price of your rental. This consists of one double duvet cover, sheet and pillowcases, for each double bed or futon, per week.

EXTRAS

Electricity is not included in the rental fee. An electric meter reading will be taken on arrival and departure and all metered units will be charged at the current rate (14p per unit) and deducted from the security deposit.

During winter months, some central heating is provided free of charge, generally first thing in the morning and during the evenings, but is not guaranteed. It can only be controlled by the proprietor and is operational at the proprietor's discretion. However, there are electric wall panel heaters controlled by the hirer and additionally an open coal fire in the lounge. Coal is not provided by the hirer or included in the rental fee.

The property will have been thoroughly cleaned prior to your arrival. An optional charge of £15 for cleaning will be deducted from the security deposit unless you elect to clean the property prior to

departure and leave the property in the same condition as you found it. Exceptional cleaning above and beyond one and half hours will be charged at the rate of £10 per h

RENTAL CONDITIONS

Bookings are taken Saturday to Saturday for full weekly lets only.

The Maximum Rental Period is 31 Days

Arrival Times – Saturday after 3.00pm

Departure Times – Saturday before 10.30am

The cottage is only available on a self catering basis.

NO SMOKING - NO PETS

The number of persons sleeping in the property may in NO circumstances exceed that indicated in the property description or specifically named in this contract for any period during the rental. The property is hired strictly on the basis that the accommodation is for **sole** holiday use by the party and that no right to remain in the property exists, for the party or any person allowed into the property by him/her. No automatic right exists for any persons not named under this agreement to be on the premises. For health & safety reasons, no visitors under the age of 10 are permitted on the premises at any time. The property may not be used for any form of entertaining or parties. Any excessive noise, or illegal activity will cause the proprietor to terminate the agreement without compensation or refund. The client shall be liable for any costs incurred as a result of any delayed departure. Parking provision is for the party only. Any visitors are required to park outside the curtilidge of the property.

The client will pay for any costs incurred and any damages caused by any persons in the party, to the property and its contents during the occupancy. The security deposit must be paid on account of electricity, cleaning, breakage or damage, and any other costs, which may be applicable. Any damages or loss to the property or its contents should be notified to the proprietor immediately and before departure.

The proprietor cannot be held liable for any loss or damage to belongings, or injury sustained by the hirer or member of his/her party during their stay, except caused by any act, omission or breach of common law duty of care under the Occupiers Liability Act 1959 by the proprietor. Vehicles and contents are left at owners' risk. Please ensure that all valuables are covered by your own household insurance policy.

If for any reasons beyond the control of the proprietor, the property reserved is unusable or unavailable, the proprietor undertakes to refund all payments made by the client but will not be liable for any further obligations or claims by the client. Similarly, the proprietor will not be held liable in the event that any advertised amenity, equipment or service becomes or is unusable during the tenancy due to force majeure.

The proprietor reserves the right to inspect the property as necessary during the tenancy, giving reasonable prior notice. The client agrees to comply with the instructions for the proper usage of the property and its facilities. No prior notice will be given if access is required for emergency reasons e.g. urgent repairs or power failure.

These conditions and any contract to which they apply are governed in all respect by English law and the English courts only shall have jurisdiction in relation to any claim or dispute arising out of, or connected with them.