

# Terms and Conditions of Renting Jazmine Cottage

Reservations of this property are accepted subject to these Terms and Conditions of Renting

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**1. Contract.** The Contract of Hire shall be between the Hirer and the Property owners. By signing the booking form you agree that you are over 21 years of age and that you accept full responsibility for all payments due and for the consequences and actions of all persons who will use the property during your holiday. The Hirer shall have the right to occupy and use Jazmine Cottage together with its garden area for the agreed period. Please bear in mind that you are responsible for your children's safety whilst at Jazmine Cottage.

**2. Rental.** Bookings for persons or groups predominantly under 21 years of age cannot be accepted (except families).

**3. Provisional Bookings.** Upon receipt of your enquiry by email or telephone, Jazmine Cottage can be provisionally booked and will be so indicated on the 'availability' web page. This will be held for a period of fourteen days only. If no booking form and deposit is received within this period, then the provisional booking will be cancelled.

**4. Payment.** Bookings made within 8 weeks of your holiday date must be paid for in full and in advance of occupation of the property. For a booking made more than 8 weeks before your holiday starts the owner requires a deposit of 25%. This deposit will be refunded in full only if the reservation is cancelled more than 8 weeks prior to occupancy and if the owner successfully re-lets the property. Short breaks must be paid for in full when being booked.

**5. Balance.** Upon payment of the deposit and subject to acceptance of the booking, the applicant becomes liable for the balance of the rent 8 weeks before the period of letting. If the balance is not received on time, the owner reserves the right to cancel your booking and retain the rental deposit.

**6. Damage / Extra Cleaning.** All bookings are accepted on the condition that the property is left in the same state of repair, order and cleanliness both inside and outside as at the start of the holiday, and that the person who made the booking will pay for breakages and / or damage and extra cleaning, if so required. The rent includes the cost of a routine clean at the end of the letting, should an additional in depth clean be necessary due to misuse of the property (such as action contrary to the Terms and Conditions of Renting), the hirer will be liable. Major breakages should be reported to the owners immediately and minor damage should be noted at the termination of the week.

**7. Sleeping Capacity.** The maximum number of people staying in the property is four (plus one baby), additional persons cannot be accommodated.

**8. 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 beyond the control of the owner, then they may be forced to cancel the booking. The hirer will be advised of any such circumstances as early as possible, and will be refunded all monies paid, in full, with the Hirer having no further claim against the owner.

**9. Occupation times.** Tenancies commence after 3.00pm (unless otherwise agreed), on the commencement date of the tenancy and terminate at 10.30 am on the leaving date. This is to ensure that the house can be properly cleaned and prepared.

**10. Access.** The Property Owner or his representatives shall be allowed access to Jazmine Cottage at any reasonable time during any holiday occupancy.

**11. Included in the Let.** Linen is included (sheets (not travel cot), pillow cases, duvet covers) in the rental charge. Towels are provided including tea towels. A travel cot, booster seat, high chair and stair gate are all provided, the travel cot is for children under two only. Electricity (hot water and lighting) gas (heating) and water are included in the rental charge.

**12. Smoking.** Smoking is not allowed at Jazmine Cottage. If this condition is breached, the owner will hold the hirer responsible and reserves the right to charge for additional cleaning costs.

**13. Pets.** The owner will allow one medium sized dog by prior arrangement. Dogs are not to be allowed on the furniture or upstairs in the property. Any additional cleaning services caused by the dog will be the owners responsibility and charged to the hirer.

**14. Motor Car and Personal Belongings.** Baggage and personal belongings are at the Hirer's risk at all times, and no responsibility can be accepted for loss of or damage to any vehicle, its contents and other personal belongings.

**15. Caring for your Safety.** Every reasonable effort has been made to mitigate possible safety hazards in the property. However, it is guests responsibility (particularly parents with young children) to inspect the property and grounds immediately on arrival and note any possible hazards. Check the layout of your holiday property so that in an emergency you can get out quickly and easily. Please remember that older properties were built before the days of minimum ceiling/door heights and easy stair gradients.

**16. Cancellation and Insurance.** If the hirer wishes to cancel the booking for any reason within 8 weeks of the start of the holiday, he should advise the owner immediately by telephone or e-mail. Upon receipt of such correspondence, (but without any obligation to the hirer), the owner will attempt to obtain a replacement letting, and if such a letting is obtained, the owner will then refund to the hirer any monies paid. If the owners are unable to re-let, then the owners shall be entitled to retain all payments already made. The owner advises guests to arrange cancellation insurance with the insurer of their choice.

17. The owner reserves the right to refuse any booking.

18. The owner reserves the right to terminate this Agreement and ask you and your guests to leave immediately if this is deemed necessary as a result of your behaviour or that of your guests or any other material breach by you of the terms of this agreement. Guests are asked to give consideration to neighbours and not to cause nuisance or annoyance.

19. If you have any cause of complaint during your holiday at Jazmine Cottage, please notify the owner who will make all reasonable efforts to assist and resolve the issue. The owner will not normally make any refund or recompense in respect of a complaint made after departure, if the complaint was not made known to the owner during the holiday rental period.

**20. Data protection and Privacy.** Information provided on Booking Forms will remain confidential and will not be disclosed to a third party or used for any other purpose.