



## Terms & Conditions

1. Deposit - A deposit of 25% of the total rental cost will be payable if the booking is made more than ten weeks before the booking is due to start. The balance is payable in full eight weeks before the start of the rental. If this final payment is not made by the due date, we shall be entitled to terminate the contract with you and your deposit may be forfeited without prejudice to our legal right to claim the balance of the rental. Any bookings made within eight weeks of the rental commencement will be paid in full together with the breakage deposit (see below). Receipt of all or part of the money due does not constitute acceptance of a booking. You will be issued with a confirmation receipt when your booking is accepted and we reserve the right to refuse any booking.
2. Credit card payments will incur a charge of 1.5%.
3. A security deposit for any breakages or electricity (if due) of 15% of the rental cost or £100 whichever is the greater, will be added to the final payment. This will be repaid to you (less any breakages or costs) within a month of your return and refunded in the event of cancellation.
4. Cancellation  
Cancellations must be made in writing  
Up to 56 days before rental commencement – Total Deposit  
Between 42 - 56 days 50% of the total rental cost  
Between 1 - 42 days 100% of the total rental cost
5. We will obviously endeavour to ensure that houses are up to the standard described and that everything is working correctly. However, we reserve the right to cancel your booking at any time up until the rental commencement. We shall not be liable for any defect in or breakdown of any mechanical, electrical or any other item of equipment, goods or property, including the property itself or the swimming pool. However, when you notify us of any of the above, we shall obviously endeavour to rectify any problem as soon as possible. Please inform us or the person on site immediately if you are dissatisfied with anything. We cannot do anything to improve your holiday when you return home.
6. Please do not exceed the number of persons over the number listed. We can supply cots and highchairs. Dogs or pets are not allowed.
7. Please take full care and responsibility for yourselves and your party. We cannot accept any liability whatsoever for any injury, loss or damage, howsoever arising, to you or any member of your party.
8. The property will be available to you from 16.00hrs. We will ask you to telephone a day or so before your arrival to finalise your arrival time.
9. Please ensure that the property is locked when you are absent including any garden gates and the car park. We cannot accept any responsibility for any loss, damage or consequential loss due to theft.

We strongly recommend that you insure your holiday. Please take immense care with all children around the swimming pool.