



CHEVIOT COTTAGES

Terms and Conditions of Booking

The hiring contract is between the Client and the Owners of the property, Simon and Joanna Hardman-Mountford, and is subject to the following conditions.

The Owners are not responsible for any accident, damage, loss, injury, expense or inconvenience to persons or property which the Client or any other person may suffer or incur while renting the property.

A deposit of £100.00 per week is required with the booking form. If the booking form is submitted eight weeks or less before the start of the holiday, the full rent should be sent with the form. When a booking is accepted, the Client becomes liable for the balance of rent for the full period of the holiday, which must be paid eight weeks prior to the holiday. Once the balance of the rent is received, final details of the property, including keyholder information, will be forwarded.

If a holiday is cancelled more than eight weeks in advance, the deposit will be refunded. If the Client cancels less than eight weeks in advance, rent paid will be refunded only if the Owners are able to re-let the property in which case £20.00 of the deposit will be retained as an administration fee. If the Owners are unable to re-let the property, there will be no refund. We recommend that holiday insurance is taken out as a precaution.

If the Client wishes to change the date of the holiday and gives at least ten weeks notice, any deposit already paid, less an administration charge of £10.00, will be transferred to the new booking. We are unable to change a holiday date within eight weeks of the start date of the original holiday. Under no circumstances whatsoever may the number of occupants of the property exceed that stated on the booking form. The Owners reserve the right to refuse entry to a group exceeding the number stated on the booking form.

The Owners reserve the right to refuse entry to any person who, in the Owner's opinion, is not suitable to take charge. In this instance, any agreement between the Client and Owner will be null and void, and any monies paid by the Client will be non-refundable.

The Client agrees to keep the property and all furniture, fittings, equipment and other contents in or on the property in the state of condition as found at the beginning of the let. It is up to the Client to inform the Owners of any breakages or accidental damage caused by the Client, prior to the end of the let.

The garden, property and all furniture, fittings, equipment, utensils and other contents must be left in a clean and tidy condition at the conclusion of the period of the holiday let.

Unless otherwise arranged, a maximum of two dogs are permitted. **Dogs must not be left unattended in the property**, and must be kept under strict control. The Client is responsible for any damage caused by dogs, and for removing all dog hairs, etc, and tidying any mess in the garden, before leaving. The Owners reserve the right to charge for any cleaning in or outside the property, made necessary by dogs.

The rent of the property includes central heating on a timer, and electricity. Pots, pans, glasses, crockery, cutlery, linen, towels, pillows and duvets are supplied.

Holiday lets normally run from Friday 3pm to Friday 10am unless otherwise arranged.

If for any reason beyond the Owners' control (eg. illness, sale, withdrawal of the property by the Owner, fire, storm damage, etc), the property is not available on the date booked, the Owners will do their utmost to provide alternative accommodation. This cannot be guaranteed and, if alternative accommodation cannot be found or is unsuitable, the Client must advise the Owner within seven days of being offered alternative accommodation, in which case all monies paid by the Client will be refunded in full. The Owner is not liable for any loss, expense or inconvenience resulting from such unavailability or unsuitability. Any claim made must be received by the owners, in writing, within five days of the commencement of the holiday, at Primside Mill Farm, Yetholm, Kelso, TD5 8PR

The occupation of the property is strictly on the basis that the let is for holiday purposes only, and no right exists for the Client, or any person staying in the property with the client, to remain in the property after the dates originally booked. All persons will vacate the property by 10am on the last day of the let, unless otherwise agreed in writing by the Owners.

The person who signs the booking form will be deemed the Client, and is responsible for any monies owing with regard to the let or damage to the property. He or she is also responsible for ensuring that all persons occupying the property adhere to the terms and conditions as set out.