

Booking Terms and Conditions For 9 St John's Road, Bath

- **BOOKING CONDITIONS**
- These conditions apply to all bookings made in respect of 9 St. Johns Road, Bath.
- 1. (a) The letting contract is made between you and the owner of the property.
- (b) Whilst every effort is made to ensure that descriptions of property and details of accommodation are correct, we can accept no liability for any loss or damage, which may arise from any information we supply.
- (c) We can accept no liability for any injury, loss, damage or expenses arising from your use of the holiday accommodation.
- 2. A 30% deposit must accompany all bookings, unless the holiday is to commence within 6 weeks in which case payment must be made in full. The balance of the holiday should be paid at least 42 days before the commencement of the holiday.
- If the balance is not paid by the due date, this may be treated as a cancellation on your part.
- 3. We reserve the right to refuse any booking and also to cancel any confirmed booking if circumstances concerning the accommodation make this necessary.
- In the event of a cancellation by the Owner, all monies paid in respect of the holiday will be returned.
- 4. While the representations contained in advertising matter are made in good faith, neither they nor oral representations by the Owner will create liability on the latter and do not form part of this Agreement.
- 5. In the event of any complaint the Owner or the housekeeper must be informed immediately.

- 6. On our confirmation of your booking, an Agreement for a tenancy will arise and the following conditions will apply to the tenancy:
 - (a) You acknowledge that this agreement confers on you the right to occupy the premises for the purpose of a holiday only.
 - (b) You undertake to keep the property and all furniture, fittings and effects in the accommodation in the same state of repair as at the beginning of the letting.
 - (c) Any damages or breakages are to be paid for and reported to the housekeeper.
 - (d) The Owner reserves the right of entry to the accommodation at all reasonable times, with or without workmen, to inspect or repair the accommodation or its contents, if necessary.
 - (e) You undertake that only the persons named on the Booking Form will occupy the accommodation and that pets (including those belonging to visitors) will not be taken into the accommodation.
 - (f) You undertake not to cause any annoyance or nuisance to neighbours.
 - (g) No visitor to the accommodation is permitted to smoke.
- The Owner reserves the right to terminate your holiday without refund if these conditions are contravened.
- There is a penalty of £300 payable by the lead person named on the Booking Form, if any evidence of smoking is found within the property during their stay or on departure.

- 7. All cancellations must be made in writing and are liable to the following cancellation charges:
 - Cancellations made more than 6 weeks before the start of the holiday- deposit only
 - Cancellations made 6-4 weeks before the start of the holiday- 40% of the rental
 - Cancellations made 4-2 weeks before the start of the holiday- 60% of the rental
 - Cancellations made less than 2 weeks before the start of the holiday-100% of the rental
- 8. Visitors should arrange their own cancellation insurance.

- 9. The house will be available from 3pm on arrival date and must be vacated by 11am on date of departure.
- 10. It is the responsibility of the visitor to ensure contact is made with the housekeeper prior to arrival to make the necessary entry arrangements.
- 11. We do not accept any responsibility for any loss or damage to personal property whilst on the premises. Any items left on the property after the guest has vacated can be collected from the housekeeper by arrangement, or wherever possible will be returned by post at the expense of the guest. Any items whose ownership cannot be identified may be disposed of.