

# Wensum Cottage

## Booking Conditions

1. The Contract is deemed to have been made once the Hirer has agreed, signed and returned the Booking Form accompanied by the deposit and we have despatched a Confirmation of Booking.
2. The Wensum Cottage website (<http://www.wensumcottage.co.uk/>) forms part of the Contract.
3. The cottage is intended for holiday use only for the persons named on the Booking Form, the number of which shall not exceed the maximum number stated in our brochure (or website) who may occupy the cottage and the surrounding grounds. Any variation, addition or substitution to persons named on the Booking Form shall be at our discretion and must be agreed by us in writing. The maximum number of persons who may occupy the cottage and its grounds (being in or on) must not be exceeded at any time by the Hirer inviting other persons to the property. Exceeding this number constitutes a breach of Contract and a penalty of £60.00 per additional person per day/part day will be charged and we reserve the right to terminate the booking forthwith and all monies paid by the Hirer will be forfeit. Cots may only be occupied by children aged two and under. Bookings will not be accepted for all male or all female parties of young persons.
4. The Hirer shall make all adult members of his party aware of the Terms and Conditions of the Contract.
5. For bookings made more than four weeks before arrival, a deposit of 25% of the holiday price is required and will only be effective if our Booking Form is correctly completed and signed and confirmed by us. The balance is due four weeks before the holiday commences. Non-payment of the balance will be treated as a breach of contract and we reserve the right to terminate the booking forthwith and all monies paid by the Hirer will be forfeit.
6. We are not VAT registered and therefore there is no Value Added Tax to pay on top of the total booking price.
7. When you book your holiday, you are entering into a legally binding Contract. If you have to cancel for whatever reason, under the law you may be liable for the cancellation charges which we have to make. We shall endeavour to re-let the cottage and, if successful, will refund monies paid less (a) £100-00 (one hundred Pounds) per booking week, (b) any difference in rental received on re-letting and (c) our expenses incurred in re-letting, which shall be at our discretion. You are recommended to take out cancellation insurance and we shall attach details arranged through the Regional Tourist Board to the Confirmation of Booking.
8. The cottage is available for occupation from 3.00 pm on the first day of your holiday and must be vacated by 10.00 am on the last day. This ensures that we have time to prepare the cottage for in-coming guests. Please leave the cottage clean and tidy on your day of departure.
9. The Hirer is responsible for the care of the property and its contents during the period of tenancy. Any damage or breakages must be paid for and the cottage must be left in a clean and tidy condition and all the furniture and contents returned to the place in which they were found on entry. The inventory should be checked on arrival and any discrepancies reported within twenty four hours. We do not offer a free service to do the final clean when you leave the cottage at the end of your holiday. Additional cleaning will be charged at a rate of £9.50 per hour.
10. We shall not be liable to pay the Hirer or any member of his party for any injury, loss or damage to this property, vehicles or person, however caused.
11. We reserve the right to refuse any booking or cancel any booking already made if the property is unavailable (e.g. through fire, flood etc) for any reason whatsoever, and our total liability is limited to a full refund of the monies paid by the Hirer and the Hirer shall have no further claims whatsoever.
12. Property descriptions and details, both written and verbal, are given in good faith, but their accuracy cannot be guaranteed.
13. A small dog is permitted to stay at the property at an additional charge of £35 per rental; however the Hirer must provide proper bedding and a cage to house the animal when unattended. The dog must not be let loose on the grounds of the property. Any Hirer who brings any other pet or animal onto and/or into the property is in breach of Contract and the Booking will be terminated forthwith and all monies forfeit.
14. We reserve the right to reasonable access during the period of hire.