

Terms & Conditions of Hire for Little Bunty Lodge

1. The hiring contract shall be between "The Hirer" (tenants, visitors to, or hirer of **Little Bunty Lodge**) and "The Owners" of **Little Bunty Lodge**. The Contract is effective once payment has been received from the Hirer.
2. Provisional Reservations of Little Bunty Lodge are held for 5 days only and if by the time no completed, signed booking form & deposit are received, the provisional booking will be cancelled by the owner with no further notice to the tenant.
3. Bookings. Once the completed and signed booking form is received by the owners, with the appropriate deposit & payment for **Little Bunty Lodge**, a contract between the two parties shall exist.
4. Payment. If the booking is made more than 8 weeks prior to the holiday start date, a 30% deposit of the rent is required to secure the booking. If the initial booking is made less than 8 weeks to the start date of the rental period, then full payment is required when booking.
5. Balance of Payment is due 8 weeks prior to the first day of the rental period. Non-payment of the outstanding balance by this period could result in the cancellation of the booking by the owners and loss of the deposit.
6. The Deposit is non-refundable.
7. Arrival Day **Little Bunty Lodge** is available to guests from 2pm, unless by prior arrangement with the Owners.
8. Departure Day Guests are required to vacate **Little Bunty Lodge** by 10am (no later please) unless by prior arrangement with the Owners.
9. Care of Little Bunty Lodge The Hirers are responsible for leaving the property and its contents in the same condition as they found it on arrival. A deposit of £50 is required (paid when the balance of payment is due) by all Hirers to cover any additional cleaning, damage and breakages to any items in or part of property within 10 days of the last rental day. The Hirers should report any breakages or damage to the Owners prior to leaving the property. Any excesses are to be paid by the Hirers. It is the Owners right to cancel the hire and immediately repossess the property if any serious breaches of these conditions are deemed to have been broken by the Hirers or their visitors.
10. No Smoking is permitted inside **Little Bunty Lodge**. The Owners reserve the right to terminate the hire of **Little Bunty Lodge** if this condition is not adhered to.
11. Cancellation The holiday booking form is a legally binding contract and therefore the total amount of the rental is payable by the Hirer, regardless of the reason for cancellation by the Hirer. All cancellations are required in writing by the Hirer, immediately. If the cancellation is made prior to the balance of payment due date, the Hirer is still liable for the balance of payment. If the owners are able to re-let **Little Bunty Lodge** by the contracted rental date, then the Owners will refund the balance of payment to the Hirer. As the Owners do not offer cancellation insurance, they do strenuously advise that the Hirer arrange their own holiday insurance that includes cancellation cover.
12. Alteration to a booking by the Owners If for any reason outside of the control of the Owners **Little Bunty Lodge** is not available to the Hirers on the date of their confirmed booking, the Owners will offer the Hirer alternative dates. If no suitable alternative date is available then the Owners will refund any monies already paid by the Hirer. The Hirer will not be entitled to any further claim from the Owner.
13. Number of Guests The maximum number of people sleeping at the cottage is four and this can only be exceeded with prior arrangement and agreement of the Owners. If the Hirers do not adhere to this condition, then the Owners have the right to terminate the hire and immediately repossess **Little Bunty Lodge** with no refund to the Hirers.
14. The Hirer must not sublet or share the accommodation except with persons named on the booking form. If the Hirers do not adhere to this condition, then the Owners have the right to terminate the hire and immediately repossess **Little Bunty Lodge** with no refund to the Hirers.
15. Equipment & furniture The Owners make every effort to ensure that all furniture and equipment are in good working order, however should a piece of furniture or equipment breakdown the Owners will make every effort to ensure that repairs are effected as soon as possible within reason.
16. Liabilities The Owners shall not be held responsible for any accident, loss or damage, which may be sustained by the Hirer, named Guests and their visitors or property however caused whilst using the facilities of **Little Bunty Lodge**.
17. Form of Agreement The tenancy created by this agreement is a Holiday Let within paragraph 9 of Part 1 to schedule 1 of the Housing Act, 1988.
18. Complaints Any complaints regarding the accommodation or any shortage or defects should be reported as soon as possible by the Hirer to the Owner.
19. Description The Owners have made every effort to ensure that the description of **Little Bunty Lodge** is accurate. The Owners will not accept responsibility for description, which is deemed inaccurate. The Owners reserve the right to make changes to the description at any time.