

HILL COTTAGE TERMS AND CONDITIONS

1. This document comprises all of the terms and conditions, and the obligations of the signatory stated on this Booking Form, who must be 18 years or over, (herein to be referred to as 'the Visitor') to Della North and Ian North, (to be referred to as 'the Owners') when staying at Hill Cottage (located at Blackbridge Road Freshwater Bay Isle of Wight PO409TR) but does not exclude any rights or obligations of any party under British law.
2. The hiring contract shall be between the Visitor and the Owners of the property.
3. A booking becomes effective when the Owners send the Visitor written confirmation (email) of receipt of the booking form, and when the Owners receive the non-refundable deposit comprising 25% of the total booking cost. The Visitor is then liable to pay the balance of the total cost of the holiday no later than six weeks before the first night of the booking. Failure to pay the balance by this time will constitute cancellation by the Visitor and the deposit will not be refunded to the Visitor.
4. At the time of paying the balance (or if preferred one week before the start of holiday), the Visitor is required to pay a security deposit of £250 which will be refunded to the Visitor within 14 working days of the final day of booking less any deductions if necessary, for loss, damage, late departure or extra cleaning. All such deductions from the security deposit will be at the discretion of the Owners or their representative.
5. On receipt of notice of cancellation from the guests, the owners will make every endeavour to re-let the cottage. If the Owners are able to rebook the accommodation with other paying guests, the Visitor will forfeit their deposit. If the Owners are unable to rebook the accommodation, the Visitor will be liable to pay the remaining balance due for the rental, and their deposit will not be refunded. The Owners strongly recommend that Visitors arrange their own Holiday Cancellation Protection Insurance.
6. If the Visitor wants to change the date of their booking once confirmation has been issued, the Visitor will be liable to pay a £50.00 administration fee. Changing the date of bookings once confirmation has been issued by the Owners is subject to availability and is ultimately at the discretion of the Owners.
7. The property must only be occupied by the party on the booking form. The Owners must be advised at the time of the booking if the party of Visitors will be comprised of an all-male or all-female group.
8. It is the responsibility of the Visitor to provide the Owners with a full list of the names and addresses of all the Visitor's party who the Visitor intends to have staying at Hill Cottage during their booking.
9. It is the responsibility of the Visitor to ensure all those staying at Hill Cottage during their booking accept and conform to these terms and conditions.
10. The Visitor must leave the property in a clean and tidy condition and by 10.30am on the day after the final night of the booking. If the property is not vacated by this time then one day's hiring charge will be deducted from the security deposit. One day's hiring charge is one seventh of a week's rental, which equals £190.
11. The property owners undertake not to enter the cottage other than by prior arrangement with the guests to carry out urgent repairs, etc. However they reserve the right of entry at any time in the event of any occurrence which might endanger the property.
12. The property owners shall not be liable for any loss or damage to the clients property or belongings howsoever caused. It is the clients responsibility to supervise children at all times and to accompany them when outside the cottage. In the event of the cottage

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becoming unavailable due to fire or other unforeseen occurrence before the start of the rental period the proprietors will endeavour to find the guests suitable alternative accommodation or failing this refund all monies in full.

13. Whilst we would not charge for minor loss or damage the Visitor is liable to the property Owners for the actual costs of any loss, damage, extra cleaning, or any other costs arising from the occupation of the property by the Visitor and his/her party for which the Visitor or his/her party is liable. The Visitor must notify the Owners or their representative of any damage, loss or breakages to the property Owners before the property is vacated. Any such costs will ultimately be determined by the Owners.
14. The doors and windows of the property must be secured each time the property is left unoccupied during the holiday. Any theft or damage resulting from non-compliance will be the Visitor's responsibility and must be replaced, repaired or otherwise made good at the expense of the Visitor.
15. In the event of a problem or breakdown, the Visitor should immediately contact and notify the property Owners or their representative. If the problem is not resolved to the satisfaction of the Visitor, the Visitor should contact the Owners before the end of the holiday. No complaints will be considered by the Owners unless raised during the holiday period booked by the Visitor.
16. If, in the opinion of the property Owners, the Visitor or any of his/her party are guilty of any conduct prejudicial to the property, or are in breach of the law, or cause disturbance, the property Owners or his/her representative may re-take possession of the property without compensation to the Visitor, and without warning.
17. Smoking is not permitted inside the property
18. Pets are not permitted inside the property.
19. All vehicles are parked on the property at the vehicle owner's risk.
20. All keys must be returned to the property Owners or their representative at the time of departure.
21. Visitors must comply with the instructions found in the welcome pack in the accommodation particularly with regarding to the appropriate fuel for use in wood burners, and also careful use of septic tank.
22. These terms and conditions of booking Hill Cottage are subject to change at any time, and the Visitor and his/her party will be notified of any changes. Unless the Visitor agrees to be bound by the most recent terms and conditions by signing the updated agreement, the Visitor will remain bound to the terms and conditions on the agreement they have signed. If the Owners have changed the terms and conditions of booking Hill Cottage, and a Visitor refuses to agree to the most recent terms and conditions of booking Hill Cottage, then the Owners may cancel the Visitor's booking at any time and without compensation, other than returning all monies paid by the Visitor. The most recent terms and conditions can be found at <http://hillcottageiow.co.uk/>.

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Signed by Visitor:

Printed Visitor Name:

Date of Signature:

Visitor's Address:

Contact Tel:

Email:

Dates of Booking
