

Booking Conditions – Arkle Cottage

- 1. Contract**
The contract for a short-term holiday rental shall be made between the Hirer and the owners of Arkle Cottage. The contract shall be entered into when the owners of Arkle Cottage issue a receipt of first payment on a booking and will be subject to the following conditions.
- 2. Payment**
A deposit of 25% of the rental fee is payable at the time of booking if the booking is made more than eight weeks prior to the start of the rental period. The balance must then be paid at least eight weeks prior to the start of the rental period. Non-payment of the balance on or before the due date shall be construed as a cancellation of the contract by the Hirer. For bookings made less than eight weeks prior to the start of the rental period, payment in full is required. The hire of bed linen is not included in the rent and should be arranged at the time of booking.
- 3. Cancellation**
Cancellation of a booking for any reason by the Hirer shall be made in writing and addressed to the owners of Arkle Cottage. If the owners of Arkle Cottage are successful in re-letting the property for the whole of the cancelled period, a refund of all monies paid less an administrative charge of £25 per week will be given.
If the owners of Arkle Cottage are unable to re-let the property, then no refund will be made.
It is strongly recommended that you take out your own cancellation insurance.
- 4. Period of Hire**
Rentals commence at 3pm on the day of arrival and finish at 10am on the day of departure, unless otherwise arranged.
- 5. Pets**
Pets are by arrangement at the time of booking. Owners of dogs are requested not to allow dogs on any of the furniture or beds and to remove dog hairs with the vacuum cleaner. Dogs must be kept under control at all times and not be allowed to foul the area immediately around the cottage. Dogs must not be left unattended in the cottage.
- 6. Occupancy**
The number of persons occupying the property must not exceed the number stated on the website/booking form.
- 7. Care of the Property**
The Hirer shall take all reasonable care of the property and its' contents. Any breakages/damage shall be notified to the owners of Arkle Cottage or their representatives at the time. Any breakages/damage to the property or its' contents requiring replacement, repair or cleaning must be paid for by the Hirer, fair wear and tear excepted.
- 8. Complaints**
Any cause for complaint should be notified to the owners of Arkle Cottage as soon as possible.
- 9. Liability and Warranties**
The owners of Arkle Cottage and their representatives shall not be under any liability to the Hirer or third parties for any loss or damage arising from breach of contract, negligence, misrepresentation or otherwise.
If Arkle Cottage becomes unavailable or unusable for any reason beyond the owners' control, the owners of Arkle Cottage will endeavour to find a suitable alternative property, which, if found must be confirmed in writing within seven days as being acceptable. If the alternative is more expensive, the owners of Arkle Cottage reserve the right to charge the difference. If an acceptable alternative property cannot be found the owners of Arkle Cottage will refund in full any monies paid. The owners of Arkle Cottage shall not be liable for any loss, expense or inconvenience or otherwise resulting from such unavailability and the Hirer shall have no claim against them
The owners of Arkle Cottage do not warrant and are not responsible for the accuracy of any verbal information given or statements made by any of their representatives.
- 10. Right of Entry**
The owners of Arkle Cottage or their representatives shall be allowed right of entry to the property at all reasonable times, should the need arise for any reason.
- 11. Smoking**
Arkle Cottage has a No Smoking Policy.
- 12. Safety**
Guests must accept responsibility for their own and their children's safety.