



# HOLIDAY INSURANCE

We strongly recommend that all bookings be covered by Cancellation Insurance at the time of booking. This protects you if you are forced to cancel the booking of your holiday because any named member of the party has been affected by any of the conditions or circumstances outlined in the full policy document. One company that offers reasonable rates is Schofields 01204 365080 (premiums start at around £17). PLEASE BEAR IN MIND THAT ONCE YOU HAVE MADE A BOOKING AND PAID A DEPOSIT YOU ARE LEGALLY BOUND TO PAY THE BALANCE BY THE DUE DATE

## CONDITIONS OF LET

### General

1. PAVILION COTTAGE is owned by Mr and Mrs Roy Walter. Any hiring contract is between the hirer and the owner.
2. Your booking must be for holiday purposes only. The property must not be used for gatherings such as weddings, parties (including hen and stag parties) or filming except by prior written agreement. If the property is to be used for these purposes an increased Security/ Housekeeping Deposit may be required and all breakages and repairs will be deducted from this.
3. Once we have accepted your booking and payment then required, a contract has been entered into which includes these Conditions and Scots Law governs such contract. By making the booking you commit yourself to paying the balance on the due date. This still applies even in the event of a cancellation.
4. The person signing the booking form must be over 18 years of age and signs on behalf of all persons who will use the property during the period booked. By signing the booking form you declare that you have read and agree to abide by the Conditions therein. If any of the Conditions of Let are contravened, the owner or their representative has the right to deny access to the property or expel you and members of your booking from the property and no money will be refunded.
5. Excluding babies in cots, the number of people sleeping in the property and its grounds must not exceed the number shown in the property details except by written agreement. All names of guests (and addresses if different from the person making the booking) must be shown on the booking form or attached thereto.

### Dogs

6. If dogs are accepted in the property they must not be allowed in bedrooms or carpeted areas, on soft furnishings or allowed to foul the immediate surroundings. See individual house description for any special conditions (e.g. kennels etc.).

### Hirer's Liability

7. In signing the booking form you agree to indemnify the owner against all loss and damage arising directly or indirectly to the property and its contents from any deliberate or negligent act or omission by yourself, or any other person or animal accompanying you.
8. The owner of the property cannot accept responsibility for any loss or damage to any belongings, nor injuries sustained by you or any member of your party.

### Security/Housekeeping Deposit

9. You are required to pay a Security/Housekeeping Deposit, which is returned to you in full subject to the house being left clean, tidy and without damage. On arrival, if you have any concerns regarding the condition of the property that you think may be relevant, please advise the owner/agent. In the event of a dispute the housekeeper or person responsible for preparing the property has the final word. See clause 7. The owner reserves the right to levy a charge in relation to any damage to the property or contents thereof. Such charge may be deducted from the security deposit or debited to your debit/credit card as appropriate.

### Booking

10. A provisional booking made by telephone will be held for a maximum of 5 days (8 days for bookings from outside the UK). If the deposit payment is not received within 5 days, the booking will lapse. You are required to pay a booking deposit 50% of the total rental unless otherwise agreed. Last minute bookings less than two weeks prior to holiday date may not be provisionally booked.
11. If you pay a deposit, the balance becomes due at least 56 days before the beginning of the holiday. We do not undertake to remind you and the booking will lapse should the balance not be received.
12. The appropriate Security/Housekeeping Deposit must be paid at the time the balance is paid. This will be banked and returned within 10 days following the let, subject to the property being left as found. Alternatively you may provide your credit/debit card details
13. If the booking is made less than 56 days prior to the holiday, the full rental is payable on booking.
14. Payments to be made in GB pounds Sterling. We accept MasterCard, Visa, Visa Delta, Switch, Amex and payment via online banking and by cheque. Credit card payments incur a 2.5% surcharge. Debit cards do not incur any charge. Please make cheques payable to Mrs A C G Walter.

### Owner Liability

15. The owner shall not be liable if the Cottage is not available for your booking and for any loss or damage suffered by you caused by any circumstances beyond the owner's reasonable control (e.g. fire, flood, exceptional weather conditions, power-cut, act of war, terrorism etc).
16. If for any other reason beyond the owners' control the property is not available on the date booked, in the event that the circumstances are covered by the owner's insurance policy, alternative accommodation may be offered until such time as the Cottage becomes available during the booking period. If no such accommodation is available the owner will refund any money paid with respect to the booking and the hirer shall have no further claim.
17. The owners take great care that the information they provide is accurate. However, they cannot be held responsible for any inaccuracies or for their judgement of the qualities of the amenities in the area.