

Lawn Cottage, Godney, BA5 2RX - Self Catering Terms and Conditions

Lawn Cottages provides self-catering holiday accommodation in Godney near Wells, Somerset, for business stays or holidays. When booking your short stay please make sure you are aware of the following Terms and Conditions that apply.

CONTRACT

The Contract for a short-term holiday rental shall be made between The Client and The Owners of Lawn Cottage (hereinafter also referred to as "The Owners" and "The Property"). Lawn Cottage is let as holiday accommodation and does not create a Landlord and Tenant relationship within the meaning of the Rent Acts and The Contract will be governed by UK Law. The Contract will be entered into when the deposit or full payment is processed and The Owners confirm receipt (by email or in writing). Itemised receipts are available on request. The Contract will be subject to all the following conditions and it is The Client's responsibility to see that all rules are adhered to.

BOOKINGS and PAYMENTS

Deposit - A deposit of one *half of the rental fee* is payable if the booking is made more than 6 weeks before the commencement of the rental. The booking will be confirmed by The Owners on receipt of cleared funds.

Balance - The balance equal to the *second half of the rental fee* will be due *6 weeks before commencement of stay*.

Non-payment of the balance of the rental on or before the due date shall be construed as a cancellation of the contract.

For bookings made *less than 6 weeks* before the commencement of the rental, the *total rental fee* is payable on booking.

Payments accepted are: Cheque, IBAN, BACS Bank transfer or Paypal. Bank details are available on request. Payment can only be accepted by cheque if it is denominated in sterling (UK pounds). All payments shall be made to: Mandy Carter, Rosenheim, Polham Lane, Somerton, TA11 6SP.

CANCELLATION

The Owners must be informed of any cancellations, for whatever reason, in writing by The Client named on the booking form. The effective date of cancellation will be the date that the written instructions are received by The Owners.

CANCELLATION CHARGE

Cancellation date before the commencement of Let

- More than 4 weeks - loss of 50% Deposit
- Less than 4 weeks - full cost of the let

In the unlikely event of The Owners cancelling the reservation due to circumstances beyond their control, including severe weather conditions, The Owners will provide a full refund of rental paid including any deposit paid.

The Owners strongly recommend The Client to take out Cancellation Insurance through their own insurance brokers.

PERIOD OF HIRE

Rentals commence, unless otherwise notified, at **3pm on the day of arrival** and terminate at **10am on the day of departure**. Any variations to these times must be by prior arrangement with The Owners at time of booking and will be detailed on the Booking Form.

NUMBER OF PERSONS IN THE PROPERTY

The maximum occupancy of the cottage is 4 persons. The number of persons occupying the property at any time constitutes part of the contract and must not exceed the number of persons stated on the Booking Form without prior notice. The Owners reserve the right to refuse entry to the entire party if this condition is not observed, or to levy an additional charge.

NUMBER OF PERSONS IN EACH BEDROOM

The Double Room sleeps 2 persons in a double bed; 1 child is permitted to sleep on the floor if The Client provides a bed or mattress.

The single room sleeps 1 person in a single bed; 1 child is permitted to sleep on the floor if the Client provides a bed or mattress.

The Client will be liable for the cost of replacing the single bed if more than 3 persons occupy the cottage at any one time and any damage to the bed arises during the period of hire.

CARE OF THE PROPERTY

The Client shall in all matters concerning The Property deal with The Owners. The Client shall take all reasonable and proper care of The Property and its surroundings including furniture, pictures, fittings and effects. The Client will leave them in the same state of repair and in the same clean and tidy condition at the end of the rental period as at the beginning.

At commencement of stay The Owners will make the inventory of the furniture and effects and their respective conditions available to The Client. Should the hirer not agree with the content of the inventory then they should inform The Owners within 24 hours. On completion of their stay The Client will inform The Owners in writing of any damages and breakages for which they have been responsible. An Honesty Box is provided to enable The Client to pay for any small breakages.

The Client is legally bound to reimburse The Owners for replacement, repair or extra cleaning costs on demand. The Owners will check the condition and contents of The Property and will take all reasonable steps to notify The Client within seven days of any additional charges for which The Client is liable. Payment shall be made by The Client immediately on receipt of the invoice in respect of the additional charges.

GENERAL RESPONSIBILITIES OF THE CLIENT

- **ANIMALS** - Not to bring pets or animals into the cottage unless The Owners are notified and give consent in advance. An additional charge (usually £10 per stay) will be made per animal accommodated. Dog owners are requested to vacuum the property prior to departure.
- **SMOKING** - Not to allow Smoking inside the property under any circumstances.
- **SECURITY** - To maintain the security of the property during their stay i.e. to take responsibility for the closing and locking of doors and windows.
- Not to carry out any activity on The Property which might cause a nuisance or annoyance to the owner or the occupiers of any adjoining property and in particular

(but without prejudice to the generality of the foregoing) no musical instrument or CD shall be operated on the Property between the hours of midnight and 8.00am

CLIENT, CHILDREN AND ANIMAL SAFETY

Please note that children and animals are permitted in the Property by prior agreement, but The Client must be fully aware that The Property is situated on a country lane and does not have a garden attached to it. The lane may be busy at times and The Client should therefore take appropriate care that they and any children and/or animals in their care avoid passing traffic.

Please notify The Owners in plenty of time if you require a child stair gate to be provided for your stay. The temporary fitting and use of the stair gate remains the responsibility of The Client.

RIGHT OF ENTRY

The Owners shall be allowed the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance. Right of entry without notice is reserved at any time during an emergency.

COMPLAINTS

Should there be any cause for complaint during the occupation of the property, it must be notified promptly to The Owners who will ensure that corrective action is taken if the complaint is found to be substantiated. A serious problem must be confirmed in writing. The Owners will not consider any complaints or claims for compensation unless the complaint or problem has been raised by The Client during the course of the let.

LIABILITY

The Owners will not accept any responsibility for the personal belongings of The Client or the Client's vehicles and it is the responsibility of The Client to arrange appropriate insurance cover in respect of these items.

TERMINATION OF BOOKING

The right is reserved to terminate the booking/occupation with immediate effect if The Client fails to observe the regulations and requirements listed in these terms and conditions. In the event of termination under the provisions of this clause The Client will not be entitled to any refund of the hiring fee paid.

The Owners reserve the right to alter amend or add to these terms and conditions at any time.

Last updated 20 December 2011