

Rose Cottage
Barton on Sea, Hampshire

Terms and Conditions and Booking Details
(Please read carefully before making a booking)

The owner accepts reservations for holiday accommodation under the following conditions set out below:

Booking Conditions

The maximum number of persons to stay at 'Rose Cottage' is six. Smoking within the property is not permitted. The names and addresses of all those persons intending to stay in Rose Cottage must be supplied at the time of booking.

For the purpose of this contract, the Client is the person who signs the booking form and is deemed to accept the terms and conditions of the rental on behalf of all persons included on the booking form; bookings will only be accepted from persons over 18 years at the time the booking is made.

Lettings commence at 3:00pm in Saturday and end at 10:00am on the day of departure.

All bookings must be confirmed in writing; please check the details carefully and inform the owner of any details which are incorrect.

A booking must be accompanied by a deposit of one-third of the total rental, with the balance being payable six weeks before the commencement of the holiday. For bookings made six weeks or less before the holiday accommodation and possession may be recovered under Ground 3 in Schedule 2 of the Housing Act 1998.

Cancellations

Once a booking has been confirmed, the client will be liable for payment of the rent weeks before the start of the holiday. Non-payment will be treated as cancellation and the Owner may re-let the property without reference to the client, who will remain liable for payment of the full amount. **(It is recommended that you take out a suitable holiday insurance to cover against cancellation costs, loss or personal injury, etc.)**

If for any reason beyond the Owner's control, the property is not available for the date booked, any rental paid in advance by the Client will be refunded in full; if the period of rental is terminated during the holiday, through no fault of the Client, a pro-rata refund will be made for the remaining days. The Owner will not be liable for any other or consequential costs or compensation.

Change of Reservation Dates

Any request to change a holiday booking will be accommodated where possible. However where a request is made within 30 days of the original reservation date, the Owner reserves the right to treat the request as a cancellation which will be subject to full payment, and regard the revised date as a new booking.

Security/ Damage Deposit

The security/ damage deposit of £100.00 will be refunded within 7 days of your departure provided that the keys are returned at the time of departure, the property is left clean and tidy and there is no damage or loss to the property.

The Owner

The Owner reserves the right to:

1. refuse any booking;
2. enter the property or garden at any time for emergency maintenance and during the day for cleaning, gardening and general maintenance;
3. request guests to leave the premises immediately, without redress, if it is suspected that the property is being misused, occupied by persons or pets not registered, on receipt of a legitimate complaint about excess noise or bad behaviour from nearby residents, or for any other reason considered valid.

The Owner will not accept any liability for any accident, damage, loss, injury or third party loss or damage to the Client's personal property.

The Owner may accept pets under the condition that they are kept under strict control at all times, not allowed in bedrooms or on furnishings, nor left unattended in the property.

The Client

The Client agrees to take good care of the property and is responsible for the full cost of any damages or breakages and any exceptional cleaning which is required; this liability is not restricted to the amount of any security deposit held.

The Client will leave the premises and its contents in a clean and tidy condition prior to vacating the property.

Services Provided

The rental includes use of electricity, heating, bed linen, Towels and Tea Towels. Towels for beach are not included.

In the event of a complaint, please inform the Owner immediately and not after your departure, Every Endeavour will be made to rectify any problem.