

Shire Cottage, Shirehall Plain, Holt, Norfolk NR25 6HT

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Terms & Conditions

1. BOOKING CONDITIONS

A deposit of 30% is payable by me at the time of booking.

Confirmation of a booking will be effective only when this payment has been made and a booking form has been received by you, signed by me. The balance of the rent must be paid not later than eight weeks before the start of the tenancy. No interest is payable to me on any deposit. Failure to make this payment gives the Owners the right to cancel my booking and forfeit any deposit.

2. CANCELLATION CHARGES

If I wish to cancel for any reason whatsoever I will confirm to the Owners at once by recorded delivery post to the above postal address or such other address that has been notified to me for the purpose. If I cancel for any reason, my initial deposit is forfeited. If I cancel more than eight weeks but less than three months prior to the rental period I will still be liable for 50% of the total rental (less any deposit paid) and any amount due from me will be paid at the time of cancellation. If I cancel eight weeks or less prior to the rental period I will remain liable for the total rental - which will be immediately payable (if not already paid). The timings indicated run from when the time notice of cancellation is received.

3. CHANGES TO DATES

Dates cannot be changed except by mutual agreement.

4. UNAVAILABILITY OF PROPERTY

The Owners shall not be responsible for failure to make the Property available for the period indicated above if such failure is due to causes beyond their reasonable control. If this should occur, the Owners will notify me as soon as possible and immediately return any payments made.

5. INSPECTION

The Owners reserve the right to inspect the Property at any reasonable time (either in person or through their representative). I agree to comply with such reasonable requests as may be made (during or after any such inspection or otherwise) in order to ensure that:

- (a) the terms of this Agreement are properly complied with and
- (b) the Owners or their representatives may arrange that any property, equipment etc. requiring repair or maintenance is appropriately dealt with.

6. ARRIVAL & DEPARTURE

The Owners will be responsible for making arrangements to enable me to collect keys upon arrival from the Owners' representatives. I agree to vacate the Property by 10:00 hours at the latest on the agreed day of departure and to return all keys.

I am responsible for cleaning and tidying Shire Cottage before departure, and I agree that additional charges will be payable by me, on demand, if I fail to leave the Cottage in the same state of order and cleanliness as I found it. A breakdown of charges is displayed in the Cottage, and is available from the owner, on request.

Any damage to the property or its contents or equipment used in conjunction with the property will be notified, by me, to the owners as soon as possible and in any event before departure.

7. CLAIMS AGAINST THE OWNERS

Any claims against the Owners must be notified by me to the Owners as soon as possible.

8. DESCRIPTIONS

Descriptions of locations, accommodation, facilities etc. whether given on the shirecottageholt.com website, in the brochure, by letter or word of mouth are given by the Owners in good faith based on the latest information received and in the belief that they are true but shall not constitute any representations by the Owners other than that the Owners honestly held such belief at the time.

9. CARE & SECURITY

I agree that I shall do my best to ensure that during the rental period the Property will be looked after and generally treated in a responsible fashion and agree:

- (a) to maintain the property in good repair and clean condition, and to pay for any damage done, either to the property or contents,
- (b) to replace and clean any items which become broken or damaged during the tenancy,
- (c) to lock all doors and windows when leaving the Property,
- (d) to respect the interests of neighbours,
- (e) not to keep pets at the premises, without the consent of the landlord,
- (f) not to smoke inside the property at any time,
- (g) to leave the property in a state of order and cleanliness on the day of departure.

10. OWNERS LIABILITY

THE LIABILITY OF THE OWNERS FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING SHALL NOT EXCEED THE PRICE PAID FOR THE ACCOMMODATION. THE OWNERS SHALL NOT IN ANY EVENT HAVE ANY LIABILITY WHATSOEVER FOR DEATH, ILLNESS OR PERSONAL INJURY OR DAMAGE TO OR LOSS OF PROPERTY (including any pets or other animals which may only be brought to the property by me or members of my party with the Owners' written consent) I UNDERSTAND THAT IT IS UP TO ME AND MY FELLOW GUESTS TO TAKE OUT APPROPRIATE INSURANCE FOR ALL RELEVANT RISKS.

11. MISCELLANEOUS

- (a) I agree to indemnify the Owners for any damage to the Property or any part of it caused by me or any fellow guests. This includes damage to the Property and its contents and any equipment used in connection with the Property.
- (b) I understand that bedlinen and towels are included in the rental charge but these may not be removed from the property at any time.
- (c) All payments due under this Agreement will be made in sterling.

12. LAW

This Agreement is governed in all respects by English Law and the English courts only shall have jurisdiction in relation to any claim or dispute arising out of, or connected with it.