

BOOKING TERMS AND CONDITIONS 2007 for renting Cilcain, Mathry, Pembrokeshire

1. No legally binding agreement will come into force until your booking is accepted in writing by us, the owners of Cilcain, and your deposit or full payment as appropriate has been cleared through the bank.
2. A deposit of 25% of the total letting cost shall be paid if the booking is made more than eight weeks prior to the start of the letting and shall accompany the booking application. The balance of the letting cost together with the security deposit referred to below shall be paid not later than eight weeks before the starting date. If the balance is not paid by the due date, we will be at liberty forthwith to treat such non-payment as your repudiation of this agreement and the deposit shall thereby be forfeited without prejudice to our legal right to claiming the balance of the letting cost. If a booking is made less than eight weeks prior to the intended start date then the whole letting cost together with the security deposit shall accompany the booking form.
3. A security deposit for breakages of £200 (or figure as agreed - see point 10) shall accompany the final payment and your cheque will be banked until the end of the letting. We will be at liberty to deduct reasonable sums in respect of any damage to the property or its contents. This security deposit is payable without prejudice to the right to claim for any damage to the property or its contents as a result of an act or omission on your part amounting to more than £200. The client must notify us and agree the cost of any damage or breakages during their holiday occupancy. However, minor damage or breakages will not normally be charged. The security deposit, less any deductions for items to be replaced or repaired, will be returned by cheque as soon as possible after the end of the booking and always within 28 days.
4. In the event of a cancellation, we must be notified immediately by telephone and in writing. The following charges shall apply: cancellation notified more than 56 days before departure - the 25% deposit; 0-56 days inclusive before departure - 100% of the total letting cost. If we are able to re-let the house, 75% of the above total letting cost will be refunded. The security deposit is in all cases of cancellation refundable. If you leave prematurely, no part of the letting cost will be refunded and the security deposit will be retained until condition 6 is met. You are advised to take out full travel, cancellation and personal insurance, noting that travel policies associated with certain credit cards may only cover payments using such cards, which we do not accept, and may exclude your payments to us by cheque.
5. It is highly unlikely that we would have to make any changes to your booking, but if, due to unforeseen circumstances beyond our control we are unable to fulfil our rental commitment, we will advise you immediately and refund any monies paid in full if the booking has to be cancelled. We are not liable for any cancellation charges for travel arrangements.
6. The letting period starts at 3.00 pm on the first date of the letting and terminates at 10.00 am on the last day, unless by prior arrangement otherwise with us. You must keep and leave the property and its contents in the same good order as upon arrival. If the house is left excessively untidy or dirty, you shall be liable for the cost of any work additional to a standard clean, charged at £8 per hour.
7. Only people named on the booking form shall occupy the property. The normal maximum sleeping capacity of Cilcain is 10 people plus two infants under two years old. It may be possible to accommodate two extra people, by prior agreement with us, and we reserve the right to make an additional charge for this.
8. Bedlinen and towels for the number of people on the booking form are supplied and all utilities (water, gas and electricity) are included in the price of the holiday. The first basket of logs is provided.
9. Smoking is strictly forbidden.
10. Well-behaved dogs may be accepted, by prior agreement with us, and we reserve the right to make an additional charge (during low season) or request a larger security deposit (during high season). Dogs must not be allowed to lie on bedding or upholstery, they must not be allowed upstairs, and they must not be left on their own in the house. All evidence and fouling must be cleaned up by you, the client.
11. You, the client, shall take full and sole responsibility for the safety and conduct of yourself and all other members of your party. The owners hereby exclude all liability whatsoever for any injury or loss, howsoever arising, to the client or any member of his/her party in so far as the same is capable of being excluded by law.

12. Any problem should be brought to our or our representative's attention immediately so that any remedial action can be taken without delay. We or our representative retain the right to enter the property to rectify such problems and for weekly maintenance of the grounds.

THESE BOOKING CONDITIONS FORM AN INTEGRAL PART OF THE BOOKING FORM. YOUR SIGNATURE ON THE BOOKING FORM SHALL BE TAKEN AS YOUR AND YOUR PARTY'S ACCEPTANCE OF THE BOOKING CONDITIONS.