

Midlands Farm Holiday Cottages - Booking Form and Terms

Declaration

I have read and agree with the Terms and Conditions below.

I am over 21 years of age and accept that my booking is for the holiday period stated above.

I am willing to accept responsibility for any breakages and will vacate the property at the conclusion of the period above as agreed.

I will leave the cottage in a good reasonable condition.

When completing our online booking process, you will be asked if you accept the below terms and conditions.

Midlands Farm Holiday Cottages - Terms and Conditions of rental

1. We will not be liable for any act, neglect or default on the part of any person nor any accident, damage, loss, injury, expense or inconvenience whether to person or property which the tenant or any other person may suffer or incur arising out of or in any way connected with the letting or resulting from any other cause whatsoever. We advise you to arrange your own insurance to cover yourselves and your personal belongings whilst staying at the property.
2. If the booking is made **within 56 days** of the arrival date then payment is to be made in full at the time of booking. This payment will be non refundable in case of cancellation
3. If the booking is made **earlier than 56 days** of the letting a rental deposit of 25% of the full cost is required. The remaining balance of the rental sum is due **56 days** prior to the letting date.
4. If a cancellation is requested more than 56 days in advance of the letting the balance of any monies paid, less the rental deposit of 25%, will be returned to the tenant. If the cancellation is requested within the 56 days prior to the letting the owner will retain the rental deposit and also reserve the right to retain the balance of the rental (should it not be possible to re-let the property for this period).
5. The number of tenants occupying the property may not exceed the number on the booking form, maximum of 4 tenants in Stable Cottage, 2 in the Tack Room, and a maximum of 5 in Barn Cottage.
6. The tenant agrees to keep the property and all fittings, furniture equipment and other contents in or on the property, in a like state of repair and condition as at the commencement of the letting and will arrange with us to replace any damage, breakage, or loss that may occur during the period of letting.
7. Unless otherwise stated, the rental of the property includes, rates, insurance of the property and electricity. The property is equipped with crockery, cutlery, sheets, duvets and adequate cleaning equipment, linen and towels (not to be used as beach towels).
8. Holiday lettings are by the week (unless by prior arrangement) from 3pm on the date of arrival to 10.00 a.m. on the date of departure. The time lapse is to enable the property to be inspected in between lets to ensure everything is in good working order. Longer lets can be arranged in advance. Any other requirements regarding the arrival or departure times must be arranged with the owner

at the time of booking.

9. Tenants agree not to smoke, nor to allow smoking, inside the Cottages at any time. Tenants are asked to leave the property clean and tidy and to ensure that they take all belongings with them. Please check plug sockets for chargers.

10. The acceptance of the property from the owner will be deemed an acceptance of these terms and conditions.