

# Fox's Place – Booking Terms and Conditions

## General

Your contract to rent the property with the owners incorporates the conditions below and is directly between the owners and guest. The contract does not take effect until the owners send confirmation of your booking to you after a deposit or payment is made. This will be either electronically or by post.

The person whose name appears on the booking form agrees to take full responsibility for ensuring that all members of the party, are aware of and accept the Conditions of Let set out below:

In these Conditions of Let -1 Fox's Place is the Property referred to and Foxbridge Properties Ltd. are referred to as owners.

## Rental

This includes all heating, electricity, towels and bed linen (Fresh linen is provided weekly unless otherwise negotiated), use of appliances and facilities at the premises, including travel cot, z bed, high chair (If requested) also WiFi. In respect of the WiFi; guests are responsible for their internet use during the Let and are reminded that this connection must not be used to access or download illegal material or to access file sharing sites. The WiFi is usually reliable but we cannot guarantee reliability at all times.

## Booking

You must pay a 25% non-returnable deposit on booking, with the remainder of the balance Payable 6 weeks before the start of the Let. If a booking is made less than 6 weeks before the start of the Let the full rent must be paid, having first checked that the property is available. Failure to pay the balance of rental charges will result in the owners treating the property as available for re-booking. Your booking will not be confirmed until we receive the deposit (Within 7 days). We will then send you an e.mail or letter notifying you of the balance due date.

## Changes to bookings

Once a booking has been accepted by the owners it can only be changed by treating the original booking as a cancellation (See cancellations). The dates of the booking may be changed, except within 2 weeks of the start of the Let, subject to the property being available for the new dates, and the owners accept the new dates of change. In this case a £25 re-booking fee will be charged.

## Cancellations

Any notice of cancellation must be made to the owners in writing or by e.mail prior to the start of the Let. Cancellation charges will apply; under 4 weeks notice 100% of the rental charge, 4 weeks or more loss of deposit. If the owners are able to re-let the property a £25 administration fee will be deducted and the balance refunded. If the property is unable to be re-let no refund will be given.

## Cancellation by owners

Should the property, subsequent to booking, become unavailable through any cause, (Fire etc.) you must accept that the owner liability is limited to the amount of any rent paid.

You must not sell or transfer the booking to any other party without the owners agreement.

To safeguard against unforeseen circumstances we strongly recommend the purchase of a Travel Insurance which covers against cancellations.

#### Occupancy

The number of people occupying the Property is limited to 6 people, unless prior consent has been given by the owners. (i.e. a travel cot or z bed have been requested). If you do exceed the maximum stated the owners are entitled to treat this as a cancellation and to refuse entry to the property with no refund given. If there is any change in the size of your original party booking this must be notified to the owners in advance of your arrival.

#### Travel cot, High chair and Z Bed

If any of these items have been requested at time of booking these will be available on arrival. You must ensure that these items are used safely and responsibly as no responsibility will be taken by the owners for any injury sustained by misuse or wrongly assembled items. We advice that any assembly necessary be carried out by an adult and that the manufacturers manual are referred to which are in the rear of the Guest Information Book.

Guest arrival time is from 3pm onwards.

Guest obligations – the guest agrees:

Not to allow pets at the property.

Not to smoke within the property.

To take good care of the property and leave it in a clean and tidy condition at the end of the Let.

To permit the owners or their agent reasonable access to the property. This is only ever likely to be requested in cases of emergency, i.e. a water leak.

To report any damage or breakages in order that we can arrange for repairs or replacements for the next guests. The owners reserve the right to charge for damage or breakages.

To vacate the property by 10am at the latest on the day of departure. This allows us to prepare the property for the next guests.

That your own personal electrical equipment used at the property, is used at your own personal risk and that you absolve the owners of any responsibility for any injury or mishap caused as a result of such use within the property. The owners reserve the right to charge for any damage to the property resulting from such use.

To accept that the responsibility for personal property of guests occupying the property is solely theirs and to absolve the owners of any responsibility for any accident or mishap to any persons or property whilst on the premises.

Not to allow ball games to be played in the parking area and to observe the signs which prohibits the entry beyond the fenced and gated area adjoining the car park- this is for safety reasons and the protection of nearby property.

#### Breach of Contract

If there is a breach of any of these conditions by the guest or any of their party, the owners reserve the right to re-enter the property and to request the guest and their party to leave.