

# Terms and Conditions of Letting

## **MAKING BOOKINGS:**

A booking is not secured until we have received the completed booking form and payment/deposit. We will accept provisional booking requests by telephone and e-mail, however if the booking deposit is not received within 10 days we may be forced to cancel the provisional booking.

## **CONDITIONS OF TENANCY:**

The booking is not transferable. The sole purpose of the let is to allow the hirer to use Louth Barn for a holiday. The Hirer will not assign, sublet, charge or part with the property or share possession of it.

## **OCCUPANCY:**

The maximum occupancy of Louth Barn is 4 adults/children. With prior arrangement we are delighted to additionally accommodate babies.

## **COMPLIANCE WITH TERMS & CONDITIONS:**

In signing the booking form each Hirer indicates that they have read and will abide by the Terms & Conditions of Letting. We reserve the right to insist on the immediate withdrawal from the premises of any individual or party who fails to comply with the Terms & Conditions of Letting.

## **PAYMENT:**

Payment should be made by cash or cheque to 'Louth Barn'. A booking deposit of £60 per week is required. Full payment of any outstanding balance is due 6 weeks before the holiday 'Arrival' date.

## **CANCELLATION:**

If you need to cancel, please notify us as early as possible so the premises can be re-let. If successfully re-let, your full payment will be returned less deposit. If for any reason we need to cancel the booking we shall refund paid monies in full. This is the limit of our liability.

## **TIMINGS:**

The property will be available from 3.00pm on the holiday 'Arrival' day and must be vacated by 10.00am on the holiday 'Departure' day, unless alternative arrangements are made with us.

## **DAMAGE & BREAKAGES:**

The Hirer is responsible for the cost of all damage and breakages. Please inform us immediately so that we can quickly arrange for necessary repairs or replacements.

## **SERVICES:**

Gas, electricity and the use of bed linen and towels are included in the cost of the let.

## **SAFETY & LIABILITY:**

We take reasonable care to ensure that the property and all provided equipment are safe. The use of all provided amenities and facilities is entirely at the risk of users/guardians. We cannot accept any responsibility for injuries to persons or loss or damage to belongings of persons who use them, unless caused by our act or omission. Children using the garden or summer-house must be supervised by an adult. While we hold statutory public liability insurance, we do not offer any form of holiday insurance in this letting.

## **PETS:**

No pets are allowed on the premises.

## **SMOKING:**

Smoking is not permitted in Louth Barn or in the garden summerhouse. Ash-trays will be provided outside if required.

## **PARKING:**

Off-road covered parking is provided for 2 vehicles. Due to low over-hanging trees, the maximum permitted vehicle height is 2.5metres.