

## Terms & Conditions for the rental of Bedford Road Apartment

This Agreement is between the Hirer and the Property Owner of Bedford Road Apartment

A deposit of 25% of the full rental is required at the time of booking (non-refundable upon cancellation unless the property can be re-let) A booking is confirmed only when a deposit is received.

If the booking is made six weeks or less before arrival then the full rental is payable at once. Once the booking form is accepted by us, you are responsible for the full payment when due.

A Damage Deposit of £150, which is fully refundable assuming there are no breakages, etc., must also be paid at the time of booking. This Damage Deposit, less any deductions should it be necessary, will be refunded within ten days of departure. Guests are required to leave the property clean. Any cleaning required over and above what is to be expected will be charged for.

The owner of the property does not accept any liability for any accident, damage, loss, injury, or expense, whether to persons or to property, which the tenants or any other persons may suffer or incur arising out of, or in anyway connected with, the letting.

It is a condition of acceptance of your booking that the whole charge is payable, even if unforeseen circumstances prevent you from coming. We strongly recommend that you take out an insurance policy against cancellation. We will endeavor to re-let the property for the period concerned and if we can re-let we will gladly return your deposit less a £20 handling charge.

The apartment is equipped with bed linen including sheets, duvets, pillows, duvet & pillow covers.

Reasonable usage of water and electricity is included in the rental. We reserve the right to charge extra for excessively high usage should this occur.

This Contract is made on the understanding that the property will be available for the dates stated. In the unlikely event that the property is not available through events arising out of the control of the Property Owner, the Property Owner may be forced to cancel the booking. The Hirer will be advised of such circumstances as early as possible and the Property Owner will refund all monies paid in full.

The Hirer and other members of the party must not cause an annoyance or become a nuisance to occupants of the neighbouring properties.

Tenancies commence after 3pm on the start date of your holiday and terminate at 10am on the finish date of your holiday. Rental periods are Saturday to Saturday. Under no circumstances may the Hirer enter the property before 3pm on the commencement date and the property must be vacated by 10am on the termination date.

The Property Owner or their representatives shall be allowed access to the property at any reasonable time during the holiday occupancy.

The Property does not accept pets and is strictly non-smoking.

Baggage and personal belongings are at the Hirer's risk and no responsibility can be accepted for loss of or damage to such items.

We recommend that the Hirer takes out insurance to cover the cost of events such as losses, damage to personal belongings and cancellation.