

## South Barn Conditions of Rental

1. **PAYMENT** A deposit of one third of the rental fee is payable if the booking is made more than 8 weeks before the start of the rental. The balance is payable 8 weeks before the start of the rental. Non-payment of the balance on or before the due date will be taken as a cancellation of the booking. For bookings made less than 8 weeks before the start of the rental, the total fee is payable. Payments should be made by cheque made out to R.H. Lindsay.
2. **SECURITY DEPOSIT** A security deposit of £200 is payable with the final balance, 8 weeks before the holiday. This will be refunded within one week of the return of the keys. The cost of lost keys, breakages or any excessive cleaning will be deducted from the deposit.
3. **CANCELLATION BY THE CLIENTS** Any cancellation made by the Client for whatever reason should be in writing. The Owners will try to re-let the barn for the period of the booking. If the Owners succeed in re-letting the property for the whole period the Owners will refund all the monies paid, less an administration charge of £20 per booking. If the Owners only succeed in re-letting the property for part of the period booked, the Owners will refund an amount equal to the monies paid less the rental for the period which is not re-let plus an administration charge of £20. If the Owners are unable to re-let the property at all then all the monies paid by the client shall be forfeit to the Owners. The Owners strongly recommend Clients to take out their own holiday cancellation insurance.
4. **CANCELLATION BY THE OWNERS** If the property becomes unavailable or unusable for some reason prior to the date of a booking then the Owners' obligation will be to reimburse the Client for any monies paid.
5. **CHANGES OF DATE** The Owners will consider a request for a change in the booking dates if (1) the request is received more than 8 weeks before the start of the booking and (2) the client pays an additional administration fee of £20.
6. **PERIOD OF HIRE** Unless otherwise agreed, rentals commence at 3.00pm on the day of arrival and terminate at 10.00am on the day of departure.
7. **USE OF THE PROPERTY** The number of persons occupying the apartment must not exceed the maximum of 12 unless by prior agreement. Hen and stag parties are not permitted at the apartment. The Owners reserve the right to refuse entry to the entire party if these conditions are not observed.
8. **CARE OF THE PROPERTY** The client should take all reasonable and proper care of the property and its furniture, pictures, fittings, and effects in or on the property and leave them in the same state of repair and condition at the end of the rental period as at the beginning. The property and all equipment, utensils etc. must be left clean and tidy.
9. **BREAKAGES, DAMAGE OR LOSS** The Client must reimburse the Owners for replacement, repair or extra cleaning costs on demand. Breakages, damages and loss should be reported immediately.
10. **NUISANCE** The Clients should not cause any nuisance to neighbours and are required to keep noise to a minimum between 11.00 pm and 7.00 am. Should complaints be made by neighbours about the conduct of the Clients, the Owners reserve the right to terminate the rental if necessary.

11. COMPLAINTS Clients' complaints should be reported immediately and confirmed in writing.

12. LIABILITY The Owners shall not be liable to the Clients or third parties for any accident, damage, loss, injury expense or inconvenience, which may be suffered, incurred, arise out of or in any way connected with the rental. The Client shall not be entitled to any further damages.

13. RIGHT OF ENTRY The Owners or their agents shall be allowed right of entry at all reasonable times for the purposes of inspection or to carry out any necessary repairs or maintenance.

The Owners reserve the right to terminate the rental if any of the above conditions are not observed.