

BOOKING CONDITIONS

DEFINITIONS

The Accommodation

1) The Accommodation being hired comprises only the self-contained, residence-Moss Cottage, 2 Moss Lane, Pinner, Middlesex HAS 3 AX, United Kingdom - together with adjoining patio.

The Owners

2) The Owners are the owners of the Accommodation, namely Mr. and Mrs. C J Le Quesne

The Hirer

3) The Hirer is the person responsible for making the booking, whose name appears on the Booking Form

B PURPOSE OF HIRE

4) The booking is for Holiday Purposes only, to accommodate the number of people stated on the Booking Form. The property must not be used for large gatherings, such as weddings or parties.

C BOOKINGS

5) Bookings may be made by telephone but must be confirmed in writing (by letter or fax) and the amount due must be paid within 7 days.

6) If your holiday starts within 3 months of the date on which you make the booking, the total hire charge must be paid at the time of booking

7) If the holiday starts more than three months from the date on which the booking is made, a deposit of one third of the total hire charge is required.

Please note that the deposit secures only your booking and not the hire charge. However, the hire charge will not alter if the total hire charge is paid at the time of booking.

8) Any balance of the total hire charge due must be received at least three months before the beginning of the period booked. If it is not received when due the Owners will be entitled to make the accommodation available to others for the period of your booking

9) The hire charge may be altered by the Owners at any time unless the total hire charge has already been paid in full at the time of booking.

D PAYMENTS

10) All payments must be made in Pounds Sterling by cheque (allowing four days for clearance) or Money Order. The Owners are also pleased to accept Visa or Access/MasterCard. Eurocheques can be accepted up to a value of £500.

E CONTRACT

11) Once a booking has been accepted and the total hire charge payment has been received, a contract has been entered into.

12) When you ("the Hirer") sign the booking form you warrant that:
(a) you are over 18 years of age and that you have the authority of all the persons who will use the property during the period booked.
(b) you sign on behalf of all the persons who will use the property during the period booked and take responsibility for their compliance with these conditions.

(c) you will indemnify the Owners against all loss and damage arising directly or indirectly to the property and/or to its contents from any act or omission by you or any person accompanying you during the period of hire.

(d) you accept responsibility for insuring against the risk of loss of deposits, and/or payments made for hire charges, arising from cancellation as described in Section F below.

13) The Owners will not be responsible for any loss or damage to any of your (the Hirer's) belongings or to the belongings of any person accompanying you or for any injuries sustained by you or by any person accompanying you.

F CANCELLATION

14) Bookings may be cancelled by the Hirer without penalty up to three months in advance of the period booked provided written confirmation is received by the Owners prior to this three month period and they are able to re-let the accommodation. No refund of any payments made will be given if the accommodation can not be re-let for the period of the cancelled booking or the booking is cancelled less than three months from the time the hire period was due to begin.

15) The Owners may cancel a booking at any time before the period of hire begins. However such cancellation would only be made for some circumstance unforeseen by the Owners at the time of the booking was completed such as the need for essential building and/or repair work- In such an unlikely event, the Owners will make a full refund of all moneys paid by the hirer for the booking and will have no other liability the Hirer.

G ACCESS

16) Anyone with the authority of the Owners may have access to the accommodation during the period of hire for the purpose of carrying out urgent repair or renovation works necessary for the safe and effective functioning of the accommodation. Such events are expected to be unlikely but, in such an event, the Owners will give the Hirer as much notice as feasible.

H ARRIVAL AND DEPARTURE

17) In order to allow for proper preparation of the accommodation prior to each hire period, the Hirer may not enter the accommodation before 4 p.m. on the day preceding the hire period and must vacate the accommodation before 11 am on the day after the end of the hire period.

I GUEST NUMBERS AND IDENTITIES

18) The number of people sleeping in the accommodation must not exceed five. If the Hirer will not be staying in Moss Cottage during the hire period, another adult who will be staying there during the entire hire period must also sign the Booking Form. No substitutes are permitted during the hire period without the written permission of the Owners

J PETS

19) No pets are permitted in the accommodation.

K SMOKING

20) In the interests of safety and of the historic building, smoking is not allowed inside the residence.

L STILETTO HEELS

21) To protect the extensive polished wooden flooring, stiletto heels are not to be worn in the residence

M LAYOUT

22) No additions or changes to the fittings, equipment, furniture, furnishings, pictures, mirrors etc in the residence, nor any changes to their dispositions, are allowed.