

Booking Conditions & Terms

Holiday Tenancy

The agreement is made on the basis that Home Barn is to be occupied by the Tenant(s) for a holiday as mentioned in the Housing Act 1977 Section 9.

Reservations.

Applicants can reserve the property over the telephone but the Owners accepts no liability whatsoever for such reservations until the Owner has received the signed booking confirmation and the relevant payment.

Booking Procedure

Deposit. Bookings may only be accepted if the applicants have read and accepted the booking conditions. The person signing the booking must acknowledge they are signing the booking form on behalf of all the people who will occupy the property during the holiday and that those persons are to be made aware of the booking conditions.

With bookings made more than 4 weeks prior to arrival, a non-refundable deposit of 50% must be sent with the completed and signed booking confirmation.

Final Payment. The balance of the rent must be paid 4 weeks prior to arrival. A refundable damage deposit of £100 is payable with the final balance

Full Payment. Bookings made less than 4 weeks before arrival, the full payment should be received with the completed booking form along with the refundable damage deposit of £100.00.

The refundable damage deposit will be held to cover any losses, damage or extra cleaning. This deposit will be refunded within 14 days of the end of the holiday.

All cheques should be made payable to Home Barn

Cancellation

All applicants are advised to take out personal cancellation insurance. Any cancellation of a booking must be received in writing by the Owners. The following cancellation charges will apply:-

Up to 4 weeks prior to the tenancy	Loss of deposit
Up to 2 weeks prior to the tenancy	75% of full payment
Up to 1 week prior to the tenancy	100% of full payment

Tenants Obligations

Tenants must agree:-

Not to exceed the maximum number of 10 people in the property and grounds.

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

To report and pay for any losses or damages to the property.

Not to smoke in the property.

Not to bring any pets to the property without prior permission of the Owners.

To behave in a considerate manner

To supervise children at all times, especially taking into the consideration the brook in front of the property.

To give reasonable access to the property by the owners or their representatives.

Arrival and departure times

Tenancies commence from 15.00 hrs on the day of arrival and terminate at 10.00 hrs on the day of departure unless arranged otherwise.

Liability

The owners shall not be liable for any damage or injury caused to the Tenant in respect of the property or any amenity provided by the Owner, or for any loss or damage to personal belongings of the Tenant. The Owners cannot be held responsible for the failure of services beyond their control. Cars are parked at the tenants' risk. If for any reason beyond the control of the Owner the property is not available on the date booked (owing to fire or flooding damage for example) all rent and charges will be refunded in full but the applicant shall have no further claim against the Owners.

Complaints

In the event of there being cause for complaint, the matter must be brought to the attention of the owners during the tenancy so that action can be taken. If then there is further need to complain, then the complaint must be received in writing within 14 days of the end of the tenancy.

Breaking the Terms & conditions

The Owners reserves the right to repossess the property if the tenant fails to comply with any of the booking conditions. The tenants will be asked to leave the property and no refunds will be given.