

# Conditions Of Let

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- 1 Terms are quoted on a weekly basis and the maximum period of let is three weeks, (For longer lets, a separate contract will be necessary.) The accommodation is let for holiday purposes only to the people listed on the booking form and may not be sub-let, or occupied overnight, or used, occupied or visited at any time for any purpose, social or formal, by people who are not listed on the booking form unless previously agreed with the owner or her representative. At the end of the period of let, you and your party shall vacate the house and shall leave everything in a clean and tidy condition and report and pay for breakages damages or losses.
- 2 A firm booking will be made on receipt of the initial deposit when written or e-mailed confirmation of the booking will be sent to you along with a statement showing the balance due. Payment of balance shall be made no later than 60 days before commencement of the let, failing which the booking will be deemed to be cancelled and condition 5 will apply. The period of let starts at 4.00pm. on the first day and ends at 10.00am. on the last day of the dates confirmed.
- 3 All booking alterations after confirmation of booking will be charged at £20.00 per alteration. Alterations cannot be accepted within 60 days before the beginning of the let.
- 4 If through circumstances beyond your control, you are compelled to cancel, immediately notify us by telephone on 0 (+44)1871 810283 or by e-mail to [info2@vatersayschool.co.uk](mailto:info2@vatersayschool.co.uk) and confirm the cancellation in writing by first class post.
- 5 In the event of cancellation, every effort will be made to re-let the house. If it is re-let, any sums paid, less any extra advertising costs and administrative charges will be returned to you. If the house cannot be re-let, you will be liable to pay the full cost of the rental (i.e. deposit plus balance)
- 6 Your booking is accepted subject to the understanding that although occupation is to be given to you for the full period of the let, if this should become impossible due to circumstances beyond the control of the proprietors, you shall be entitled to a refund of no more than amounts paid by you for the let.
- 7 If any difficulty or shortcomings are experienced on arrival at the house, please notify the owner or their representative at once and certainly within 24 hours.
- 8 No responsibility will be accepted by the proprietors, their agents whomsoever for any accident or damages to property or losses or thefts thereof occurring on the premises or any accident or injury to persons not caused through the fault of the proprietors or their foresaids.
- 9 The proprietors or their agents whomsoever reserve the right to enter the house at any reasonable time.
- 10 Both smoking and the keeping of animals are strictly prohibited in any part of the house or grounds. Furthermore pets are not allowed anywhere on the property, including within vehicles. Quad, scramble or mini motor bikes may not be brought onto the property.
- 11 The proprietors reserve the right to refuse admission to persons, and require persons to leave who are in breach of these conditions and will include persons who nuisance or damage premises or conduct themselves in an offensive manner.
- 12 You will indemnify the proprietors or their agent against loss or damage or injury sustained to property or persons as a result of any breach of the conditions by or arising through the fault of you or a member of your party.

- 13 The contract effected on receipt of confirmation of booking in terms of section 2(i)(bbb) of the Rent(Scotland)Act 1971 as amended by section2(1) of the Rent Act 1974 is excluded from the definition of protected tenancy.
- 14 The contract of lease is between you and the owner of the property for which the booking is made, and incorporates all the conditions set out above. The contract is not effective until we forward you written or e-mailed confirmation of the booking.

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