

# An Teallach - Terms and Conditions

## 1. Holiday Letting Agreement

The letting agreement is between you and the owner of An Teallach, Elaine Robson. Your booking is for holiday purposes only unless otherwise agreed in writing. The house is only let to those people specified on the booking form. No sub-letting is permitted. No campervans, caravans or tents are permitted on the property without the owner consent.

## 2. Booking dates

An Teallach is let out, unless agreed otherwise, on a weekly basis, from Saturday to Saturday.

## 3. Arrival / departure times

We ask that all guests leave the property by 10am and do not arrive till after 4pm to ensure we can prepare An Teallach for guests arriving.

## 4. Deposit

To secure your booking we require a deposit of £200 per week together with your booking form. If the dates are unavailable when we receive the booking from we will contact you to rearrange or return your deposit immediately. If your booking is made within 6 weeks of the start of the holiday, or you are booking a short break, the total amount plus the good housekeeping bond is payable in full at the time of booking.

## 5. Payment of balance

The balance is payable 6 weeks before the start of your holiday or If booking is made within 6 weeks of the start of the holiday or you are booking a short break, the total amount plus the good housekeeping bond is payable in full at the time of booking. Non-payment of the balance when it is due will be treated as a cancellation (clause 8) and the House will be made available for re-letting.

## 6. Good housekeeping bond

A good housekeeping bond of £250 is payable with the balance. Please note that this will be banked upon receipt and refunded within 7 business days at the end of your stay, subject to the following conditions:

- You agree to take all proper and reasonable care of the House, its furniture, pictures and effects and to leave the house in the same clean and tidy condition at the end of the rental period as at the start.
- You agree to inform us of any damage, breakage or loss arising during your stay. Any items not reported as damaged or which are missing from the house will be charged in full.
- You agree not to smoke inside the house.
- You agree that the number of people occupying the house will not exceed the number stated on the booking form **without our explicit agreement**. We reserve the right to refuse entry to the entire party if this condition is not observed.
- You agree to take all your belongings with you at the end of your stay as we cannot guarantee to find missing items or return them to you.
- You agree to allow us, or our agents, the right of entry at all reasonable times for the purposes of inspection or to carry out essential repairs or maintenance.

If these conditions are not satisfied, we will deduct all reasonable costs from your Good Housekeeping Bond.

Examples that may forfeit deposit: missing or stained linen, smoking in the house, excessive cleaning, excessive telephone use, keys not returned.

## 7. Payment method

We prefer payment by bank transfer but also accept payment by cheque.

## 8. Cancellation policy

- Cancellations must be received in writing. Cancellations made before 6 weeks of the start of your holiday will result in the loss of the deposit. Cancellations made later than this may result in the loss of the full rental amount.
- In the event of a cancellation, we will try to re-let the house. If we are successful we will refund the balance less an administration charge of £50, at our discretion.
- Since we cannot guarantee that we will be able to re-let the house, we recommend that you take out your own holiday insurance.
- In the event that the house becomes unavailable due to circumstances beyond our control (e.g. fire, theft or damage), our liability will be limited to the amount of any payments received, which we will refund in full.

**9. Pets**

Up to 2 well behaved dogs are allowed by prior agreement and subject to the following conditions:

- Pets are not allowed on the furniture or beds.
- Pets must not be left unattended at any time.
- Pets must be dried off before entering the house.
- You must clear up after your dogs and remove all mess from the gardens and surrounding areas.

**10. Internet**

WiFi Broadband is available free of charge but is subject to the following restrictions:

- You agree to use the internet responsibly and not to access illegal or offensive websites. Parents are responsible for supervising their children's use of the internet.
- Details of how to connect to the internet will be made available on arrival.

**11. Utilities**

The rent of the property includes rates, oil central heating, electricity and insurance of the property. The central heating system will be set on a timer appropriate for the season to ensure that you are comfortable. There is a central thermostat in the main hall and individual thermostats on the radiators. A basket of logs for the wood-burner is also included.

**12. Liability**

In the absence of negligence on our part, the use of the house and its facilities is entirely at your own risk.