



TERMS AND CONDITIONS OF LETTING

The Agreement shall be between Broadland Properties Limited incorporated under the Companies Act and having its Registered Office at 137 Scalby Road, Scarborough, YO12 6TB (hereinafter called the *Agent*) acting as Agent for the Owner of the holiday cottage to which this letting relates (hereinafter called the *Owner*) and the party named in the booking form who is responsible to pay the hire charge in full (hereinafter called the *Holidaymaker*) on the following Terms and Conditions.

The Holidaymaker warrants that the holiday cottage named in the booking form ("the holiday cottage") is to be used only for the purposes of a holiday as provided in the Housing Act 1988.

The deposit or full payment must be paid within 3 days of the reservation being placed. Reservations made less than 8 weeks before your arrival date must be paid in full. The balance must be paid no later than 8 weeks before the commencement of your holiday. If the balance is not received by the due date, then your holiday will be treated as a cancellation.

Any amendments made to the reservation, after the booking has been issued, will incur a £25 administrative charge.

The Holidaymaker undertakes to maintain and leave the holiday cottage, and its furnishings and fittings, in the same condition as at the date of the commencement of this holiday let, and none of the furnishings and fittings shall be removed from the holiday cottage at any time, and to reimburse the Owner for any damage, breakage, or shortage. Failing this, cleaning and/or repairs will be carried out on behalf of the Owner and a charge made to the Holidaymaker for this cost.

At the end of the period specified in the booking form, the Holidaymaker undertakes to vacate the holiday cottage without demand.

The Holidaymaker shall ensure that the holiday cottage is securely locked when not occupied during the period of the holiday let.

The Holidaymaker shall not sublet the holiday cottage or any part thereof.

The number of occupants must not exceed the maximum capacity of the holiday cottage. For reasons of fire safety and insurance, additional guests are not permitted. Any breach of this condition may result in the Holidaymaker being required to vacate the property without refund. This includes additional guests staying anywhere within the property boundaries, including in campervans, caravans, tents, or similar accommodation.

The Holidaymaker undertakes to prevent any member of his party from causing a nuisance or disturbance to other residents or occupiers in the neighbourhood. In the event of a problem arising, the Owner and/or its Agent has the right to require the Holidaymaker and his party to leave immediately without reimbursement of any part of the hire charge.

The Holidaymaker will indemnify the Owner and the Agent against any claim which may arise as a result of (a) this holiday letting and/or (b) the Holidaymaker's occupation and uses of the said cottage and/or (c) the Holidaymaker's breach of the terms hereof.

The Holidaymaker may bring up to 2 well-behaved dogs - the Owner and/or the Agent must be advised of this when the booking is made. The Holidaymaker shall not leave the dog/s alone in the cottage and shall not permit the dog/s on the beds or any of the furniture in the cottage. Any pets other than dogs may be considered with the permission of the owner. Otherwise, no pets of any description are allowed in any cottage.



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WiFi is provided free of charge; however, availability, speed, and reliability cannot be guaranteed due to location and third-party service provision. Usage is subject to a fair usage policy and is intended for light internet use only. Streaming services and large downloads may exceed the permitted allowance.

The Owner accepts no responsibility for weather conditions or acts of nature that may affect access to the property or disrupt services provided by third-party suppliers, and no refunds will be given in such circumstances. The rental charge will not be waived if the Holidaymaker is unable to travel to or remain at the property due to adverse weather or natural events. Holiday and travel insurance is strongly recommended. The Owner is not responsible for amenities or services provided by third parties.

Cancellation policy: The Holidaymaker is liable for the total hire charge unless written notice of the intention to cancel the booking is received at least 8 weeks prior to the commencement of the holiday. The deposit paid to confirm the booking, and other monies paid, will only be refunded if the Owner is able to re-let the holiday cottage for the period of the holiday let. In the event of re-letting, the Owner will retain the sum of £100 to cover administrative costs and (subject to deduction of that sum) refund to the Holidaymaker the balance of monies received from the Holidaymaker, or the sum received from re-letting whichever sum shall be the lower. Every effort will be made to re-let a cancelled booking, but the Holidaymaker is advised to take out holiday / travel insurance to cover that eventuality.

Any complaint or problem relating to the Property should immediately be notified to the Owner or any caretaker or key holder identified in the booking acceptance so that an opportunity is given to rectify the problem or deal with the complaint. No refund will be considered if the Owner has not been given the opportunity to rectify any problem during the booking.

Where more than one person is named on the booking form, the expression 'the Holidaymaker' shall include all such persons whose obligations shall be joint and several and (where applicable) words importing the male gender shall include the female and words importing the singular shall include the plural.

Electric Vehicle (EV) and Electric Bike Charging

The Holidaymaker must not charge electric vehicles, electric bikes or any other battery-powered vehicles or devices of this kind using the electricity supply at the holiday cottage. This includes the use of domestic, "granny" or trickle chargers, as the property's wiring is not designed for this purpose and such use is unsafe. Electricity usage at the property is monitored. The Owner and the Agent will not cover the cost of any unauthorised charging, and any Holidaymaker found to have charged a vehicle or bike will be held fully liable for all resulting costs, damage or loss, and may be subject to additional charges.

Health & Safety

The use of Hilla Green Farmyard is restricted to guest parking and access to **Granary Cottage** only. Guests must not enter any sheds, farm buildings, or restricted areas.

All cleaning products provided in the cottages by Country Cottage Holiday have been subject to a COSHH assessment. Safety data sheets are available for inspection at 137 Scalby Road, Scarborough, YO12 6TB.

The Agent acts as Agent for the Owner(s) specified below:

- Granary Cottage, Hilla Green Farm, Hackness, Scarborough, YO13 0BS - Mr J. Guthrie
- Primrose Cottage, Back Lane, Sedbergh, Cumbria, LA10 5AQ - Broadland Properties Ltd.
- Rosehaugh Estate Cottages, Avoch, Ross-shire, IV9 8RF - Broadland Properties Ltd.
- Bay Farm Cottages, Munloch Bay, Avoch, Ross-shire, IV9 8RP - Broadland Properties Ltd.
- Tigh Beag, Conaglen Estate, Ardgour, PH33 7AH - Broadland Properties Ltd.