

## **Booking Terms and Conditions**

This agreement is between Philip & Sarah Dawes (“The Owners”) of 20 Windsor Road, Cambridge, CB4 3JW for the arrangement of holiday bookings for Holidaymakers (“the Holidaymaker”)

The holiday accommodation referred to is Coxswains Cottage, South Cottages, Thorpeness, Suffolk, IP16 4NW referred to hereafter as (“The Property”)

So that you understand the basis of your holiday contract when you book your holiday we have laid out the conditions for your booking as clearly as possible. Nothing in these conditions affects your statutory rights.

### **1. YOUR HOLIDAY BOOKING AND PAYMENT TERMS**

(a) Upon the confirmation of your booking for The Property a binding contract shall exist between The Holidaymakers and The Owners subject to these booking conditions. The Holidaymaker must be 18 years or over when the booking is made.

(b) All bookings must be confirmed by payment of a 25% deposit. This deposit is non-refundable.

(c) The balance and £100 damage deposit is to be paid 6 weeks before the start of the holiday.

(d) Bookings made in respect of holidays due to commence within 6 weeks thereafter must be accompanied by the payment of the rental charge and damage deposit in full.

(e) The £100 damage deposit will be returned to you within 14 days of the end of your holiday. The owners reserve the right to withhold payment if necessary for extra cleaning or to repair any damage beyond usual wear and tear.

## **2. CANCELLATION**

(a) The Holidaymaker should notify The Owners immediately and in writing of any intention to cancel the holiday booking.

(b) We The Owners agree to do our utmost to re-let the accommodation if you have to cancel, this not always possible especially at short notice. The Holidaymaker would be liable for any monies owing, if The Property is re-let, all monies paid to The Owners by The Holidaymaker will be refunded less a standard charge of £25.

## **3. HOLIDAY ACCOMMODATION**

During the period of the holiday, The Holidaymaker undertakes;

(a) To arrive not before 16.00 on the first day of the booking and to vacate the property by 10.00 on the final day of the holiday, unless prior arrangements have been agreed by The Owners.

(b) That the number of people occupying The Property will not exceed the maximum stated for The Property.

(c) That The Property will be used solely for the purpose of the holiday by The Holidaymaker and their party.

(d) To allow The Owners and their representatives access to The Property at any reasonable time during the period of the holiday.

(e) To keep The Property and all furniture, utensils, equipment, fixtures and fittings in or on The Property in the same state of repair as at the commencement of the holiday. To ensure that at the end of the holiday the Property is left in the same state of order and cleanliness in which it was found.

(f) To report as soon as possible to The Owners any breakages or damage caused by The Holidaymaker during the holiday and

to reimburse The Owners with the cost of replacement prior to departure.

(g) To notify all other members of The Holidaymaker's party of these conditions.

(h) That all property of The Holidaymaker, including cars and property, is entirely at their own risk at all times and The Owners shall accept no liability for any loss, damage or injury howsoever caused.

(i) No pets shall be allowed at The Property.

(j) No smoking is allowed inside The Property

(k) The Owner has the right to terminate The Holidaymakers booking if they are causing a nuisance to neighbours or breach the terms and conditions set out above. If this happens any monies paid will be forfeit. The Holidaymaker will have no further claim against the owner.

**HOLIDAY AND CANCELLATION INSURANCE IS  
ADVISABLE**