

## TERMS AND CONDITIONS

### 1. Booking

We will hold a provisional booking for a period of Seven working days pending receipt of a completed Booking Form. A security deposit payment of £75 must accompany each completed Booking Form. On acceptance of any booking, the signatory will become liable for payment of the balance of rental for the whole period booked, full payment of which must be made not less than 35 days prior to the arrival date. Bookings made less than 35 days prior to the arrival date must include payment in full for the period of the rental.

### 2. Availability

Please check that the accommodation is available before submitting the Booking Form. Weekend breaks can be arranged subject to availability. Drake's Alpines accept no liability in respect of the property becoming unavailable on the dates booked due to events beyond their control (e.g. fire, storm damage, illness, blizzards, snow, floods etc.).

### 3. Payment

Payment accepted by Visa, MasterCard, Switch, Delta and JCB. Cheques should be made payable to "Gardeners Cottages". The rental payment for the holiday let will include community tax, telephone rental and TV license, together with electricity to the value of £ 12, one sack of logs and a hod of coal. Bed-linen and towels are provided.

### 4. Cancellation

Any cancellations must be confirmed in writing and delivered not less than 28 days prior to the arrival date. In the event of a cancellation occurring 28 days or less prior to the arrival date, the security deposit will not normally be refunded, unless the property is successfully re-let at the full price throughout the cancelled period, at no extra expense.

### 5. Additional Charges

Additional charges will be made when the cottages building and/or its contents require extra cleaning at the end of a rental period. Charges will be made for any damage or breakage to the cottage building and/or its contents and/or any missing items, the cost of which will be deducted from the security deposit. Costs that may be incurred in excess of £75 will be charged to the customer. The customer will be charged for electricity usage beyond the £ 12 that is included in the rental. Extra wood and/or coal may be supplied on request at current prices.

### 6. General Tenancy Terms

The occupancy of the cottage is let as a holiday let only and confirms no right of occupancy beyond the period stated on the Booking Form. The cottage is for the accommodation of a maximum of 6 people only and the accommodation may not be sub-let.

### 7. Arrival and Departure

Holiday lets run normally from a Saturday to the following Saturday. The cottage must be vacated by 10.30.am on the date of departure. Access to the cottage can be expected from 16.00 hrs (4.00.pm) on the day of arrival.

### 8. Care

Visitors are requested to leave the property and its contents clean and tidy. It is expected that the cottage will be occupied in such a way that no disturbance or inconvenience is caused to the occupants of the neighbouring houses.

### 9. Damage

Please report any damage, breakage or missing items promptly, as replacements must be obtained, or repairs arranged, before new visitors arrive.

### 10. Smoking

A "No Smoking" policy is observed inside the cottages. Smokers who need to pursue their habit outdoors, please note that the property is surrounded by a carpet of pine needles and woods that are highly inflammable.

### 11. Pets

No pets permitted.

### 12. Double Let

In the event that both cottages are let to a single group, each cottage must be used as a separate unit. Contents, including bedding, furniture or utensils may not be removed between dwellings.

### 13. Safety

Access to the cottages is by a narrow gravel track that passes through the property. Use of this track is shared by the property owners and members of the public so please be aware that other users are likely to be encountered. A large pond of uncertain depth, a small decorative pond and a small stream are potential danger areas that visitors should be aware of, especially if children are present. These areas are not always under observation. Glass "lights" (windows) are located around the nursery, being used to protect plants. These can be dangerous and should not be touched.

### 14. Acceptance

Please remember to sign the booking form in the space provided as confirmation that you have read and agree to these Terms & Conditions. Thank you.