

Alcaig Cottages

Easter Lodge, Alcaig, Dingwall, IV7 8HS

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Booking Terms and Conditions

1. The property known as Osprey and Firth Cottages ["the property"] are offered for rental subject to confirmation by Mr H. or Mrs F. Armstrong ["the Owners"] to the renter ["the Client"].
2. To reserve a cottage, the **Client** should complete and sign the booking form and return it together with payment of non -refundable deposit [£100]. Following receipt of the booking form and deposit, the **Owners** will send a confirmation statement. This is a formal acceptance of the booking. The **Client** will be responsible for all persons included in the booking and should ensure that they are aware of the Booking Terms and Conditions. The **Owners** reserve the right to decline any booking or refuse to hand over a key to any person who has not complied with the Booking Terms and Conditions.
3. The balance of the rent is payable not less than 60 days before the start of the rental period. If payment is not received by the due date, the **Owners** reserve the right to give notice in writing that the reservation is cancelled. The **Client** remains liable to pay the balance of the rent unless the **Owners** are able to re - let the property. In this event, clause 4 of these booking conditions will apply. Reservations made within eight weeks of the start of the rental period require full payment at time of booking.
4. Subject to clause 2 and 3 above, in the event of cancellation, refunds of amounts paid will be made if the **Owners** are able to re - let the Property, and any expenses or losses incurred in doing so will be deducted from the refundable amount. The **Client** is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc.
5. The rental period shall begin at 4.00PM on the first day and finish at 10.00AM on the last day. The **Owners** shall not be obliged to offer the accommodation before the time stated and the **Client** shall not be entitled to remain in occupation after the time stated
6. The maximum number to reside in the Property must not exceed four for the Firth Cottage or three for the Osprey Cottage unless the **Owners** have given written permission.
7. The Client agrees to be a considerate tenant, to take good care of the property and its fixtures and fittings, and to leave it in a clean and tidy condition at the end of the rental period. The Owners reserve the right to make a deduction from, or retain, the £100 Security Deposit provided by the Client for additional cleaning costs or damages if the Client leaves the property in an unacceptable condition. However, the sum reserved by this clause shall not limit the Client's liability to the Owners. The Client will be liable to re-imburse the Owners for all damage to the property or its facilities or contents which occur during the rental period and for the whole cost of repairing such damage.
8. The Client agrees not to act in any way, which would cause disturbance to those resident in neighbouring properties.

9. The Client shall report to the Owners without delay any defects in the property or any breakdown in equipment or appliances. The Owners will strive to arrange repairs and or replacements as soon as possible.

10. The Owners shall not be liable to the Client for any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, plant, machinery or appliance in the property or garden. The Owners shall not be liable for any loss, damage or injury that is a result of adverse weather conditions, riots, war, strikes or other matters beyond the control of the Owners.

11. The Owners shall not be liable for any loss, damage or inconvenience caused to or suffered by the Client if the property shall be destroyed or substantially damaged before the start of the rental period, however, in any event the Owners shall, within seven days of notification to the Client, refund all sums paid in respect of the rental period to the Client.

12. Under no circumstances shall the Owners liability to the Client exceed the amount paid to the Owners for the rental period.

13. The Client agrees to read the cottage Information Pack at the start of the rental and abide by the requests contained within it

14. The Client agrees to drive at no more than 5mph within the grounds of the property and accepts that failure to do so, after a warning, will result in their vehicle not being allowed into the grounds.

15. For the enjoyment of all guests the property is strictly non smoking, including the use of e-cigarettes.

This contract is governed by the law of Scotland in every particular formation and interpretation and shall be binding in every respect.

***The Bookings Conditions supersede all previous issues.
31st January 2018.***