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## TERMS AND CONDITIONS

1. I understand that bookings can only be affected by returning the booking form accompanied by a deposit of 30% of the total rent due. The remainder is payable 8 weeks prior to arrival.
2. In the event of cancellation you will be liable for the total amount. However we will endeavor to relet the property and if this is possible we will reimburse you 75% of the total price plus the surety. We do advise that you take out Holiday Cancellation Insurance as a safeguard.
3. The proprietors reserve the right to refuse any booking or to cancel any bookings already made subject to refunding any sums you have paid without further liability on your behalf.
4. The proprietors reserve the right to terminate your stay if you or members of your party are believed to be causing a nuisance or are not treating the property with due respect.
5. I undertake to leave the cottage and contents clean and tidy on vacation (You will be charged if the cottage is left in an unacceptable state and requires additional cleaning). I understand I will be charged for any items missing.
6. I agree that the proprietors will not be liable for any loss, damage, sickness or injury how so ever caused which may be sustained by me, or any member of my party, or any person who I might invite to the cottage and grounds of their property during the period booked.
7. Bookings are for a minimum of one week's duration from 2pm on the day of arrival to 10am on the day of departure. Short breaks can be arranged at a minimum of 75% of the weeks rent subject to availability.
8. The proprietors reserve the right to enter the property during your stay.
9. Smoking is strictly forbidden inside the properties.
10. Damages, breakages and losses are the legal responsibility of the hirer, the cost of which shall be payable on demand. Minor accidental breakages however, will not usually be charged for.
11. Cars and personal belongings are at the owners risk at all times. No responsibility can be accepted for their loss or damage.
12. The proprietors reserve the right to cancel any booking if it subsequently transpires that the above mentioned conditions have not been observed.
13. I undertake to ensure that all members of my party are aware and comply with these conditions.

Mark and Amanda Woodward