

# Cadgwith Cove Cottages.

## Booking Conditions

1. Cadgwith Cove Cottages act as letting agents on behalf of the owners. Each booking contract is between the accommodation owner and the renting client. It comes into operation when the agent issues a booking confirmation.
2. Bookings must be made on the enclosed form and accompanied by one third of the rent. If a booking is made less than 28 days before the holiday commences then the full rent is due at the time of booking. Cheques are made payable to Cadgwith Cove Cottages. Payment by debit or credit card is accepted but a surcharge of 2% is applied to credit card payments. No booking confirmation will be issued until the required payment has been received and cheques cleared.
3. Once the booking is received the clients are liable for payment for the balance of the rent plus any additional charges four weeks before the holiday.
4. Lettings commence at 3 p.m. on the first day of the tenancy and end at 10 am on the day of departure unless notified otherwise. Under no circumstances may more people or pets other than those notified to Cadgwith Cove Cottages occupy the property.
5. The client undertakes to leave the property in a clean and tidy condition. A Security Deposit of £50.00 is taken 28 days before the holiday begins (£100.00 for some cottages). This is held on the owner's behalf to cover any costs of repairs, replacements or additional cleaning charges if the property is left in an unsatisfactory condition. **The client is responsible for the property and its contents and so if any damage is found on arrival the client should inform the caretaker immediately so that steps can be taken to rectify this.** Also on departure all damages/breakages/losses should be reported to the caretaker. The client agrees to allow the owner and the agent reasonable access to the property during their stay. The Security Deposit usually covers all breakages/damages/losses but the client will be liable for any costs incurred over and above the Security Deposit limit. If there are no such costs, the Deposit will be refunded, within 28 days of the end of the holiday.
6. If for any reason beyond the owner's control (e.g. fire damage) the property is not available on the date booked, all payments will be refunded in full but the client shall have no further claim.
7. If the booking is cancelled for any reason at any time the client will remain legally liable to pay the full balance as specified on the Booking Form. Cadgwith Cove Cottages will make every effort to re-let the property. If they are successful the client will only be liable for any additional expenses and the balance of the money already paid will be refunded, minus a £50.00 cancellation fee. **Clients are strongly urged to take out insurance against the possibility of cancellation.**
8. Acceptance of a reservation by Cadgwith Cove Cottages confers on the clients the right to occupy the property for a holiday within the meaning of Section 9 of the Rent Act 1977.
9. Where pets are allowed, the client will be liable for all additional costs of repairs, replacements and extra cleaning resulting from their pets. Pets must never be left unaccompanied in a property at any time.
10. Any complaints must be notified to **the owner or caretaker** immediately, so that on-the-spot remedial action can be taken if needed. If any complaint is not dealt with to the client's satisfaction, the agent should then be contacted. In no circumstances will compensation be made for complaints made after the tenancy has ended. A full description of our Complaints Policy is placed in every property and is available on request.
11. The agent reserves the right not to accept bookings from groups of single persons under the age of 25 and all male or all female parties.
12. If the client fails to observe any of the conditions, the owner or the agents reserve the right to require the client to vacate the property at once without any compensation.

# CADGWITH COVE COTTAGES

## 1. BOOKING FORM

Please complete in BLOCK CAPITALS

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Post Code \_\_\_\_\_

Contact phone Nos. Home \_\_\_\_\_ Work \_\_\_\_\_

Property to be rented \_\_\_\_\_

Dates: Arriving on \_\_\_\_\_ Leaving on \_\_\_\_\_

Names of other members of the party (ages if under 25)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Extras Required (please tick)	Rent	£
Cot @ £3.00 <input type="checkbox"/>	Extras	£
		_____
		_____
		_____
	Total	
High Chair @ £2.00 <input type="checkbox"/>	Deposit (1/3)	£
Bed Linen	Balance	£
(where applicable) <input type="checkbox"/>	plus	
Pets (£25.00 per pet	Security deposit*	£
per week) <input type="checkbox"/>	(refundable)	

*\*Security deposits as per details.*

One more question. How did you hear about us? \_\_\_\_\_

I agree to abide by the Booking Conditions, a copy of which has been supplied.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Please make cheques payable to Cadgwith Cove Cottages. It is helpful if you send one cheque for the balance of the rental and a separate one, post dated to the day of your arrival, for the security deposit. If, as usually happens, there are no deductions for damages, we will destroy the deposit cheque and write to you to confirm that we have done so.