



The property featured is offered for self catering holidays on a weekly basis, usually Saturday to Saturday (4 p.m. on the day of arrival to 10 a.m. on the day of departure) unless otherwise stated, subject to the following hiring terms and conditions. Once a booking has been confirmed, a Contract has been entered into and you are agreeing to our terms & conditions. The person whose name appears on the Booking Form agrees to take full responsibility for ensuring that all the following Conditions of Let are adhered to by all members of the party.

Guests agree:

- 1 To limit the number of people occupying any one property to that stated in the brochure or web site, unless by prior consent with the owner.
- 2 **To pay 50% deposit on booking, with the balance payable 5 weeks before the start of the holiday.** If a booking is made less than 5 weeks before the start of the holiday please send or otherwise arrange to pay the full rent at the time of booking, having first checked that the property of your choice can be reserved for you. Failure to pay the balance of rental charges, or allow the owner to take the balance by credit card by the due date (35 days prior to arrival), will result in the owner treating the property as available for re-booking.
- 3 To accept that a completed booking form agreed by both parties is a binding contract and that any subsequent amendments must be agreed by both parties in writing.
- 4 To notify any cancellation in writing and pay any monies due. If the accommodation is re-let at the full rate, a full refund, less an administration fee of £25 per week, will be made. If at a lesser rate a partial refund will be made. If not re-let then no refund will be made. To safeguard against cancellation charges & other unforeseen eventualities we strongly recommend Cancellation Insurance.
- 5 To accept that should the property, subsequent to booking, become unavailable through any cause, the owner's liability is limited to the repayment of any rent already paid. You will have no further claim against the owner.
- 6 To accept that although guests are welcome to explore the garden, access to outbuildings and garage is not permitted.
- 7 There are no pets allowed in the house or within the property grounds without prior agreement.
- 8 To accept that the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk. Also guests agree to absolve the Property Owner of any responsibility for any accident or mishap to persons or property whilst on the premises or whilst engaged in any activity therein, or from any illness or injury arising from any cause whatsoever.
- 9 To use the property solely for its purpose as self-catering accommodation and to accept the owner's right to refuse to hand over the property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours, unreasonable behaviour of a disrupting nature may result in the owners' asking guests to leave, the guests agree to have no further claim to the owners of the property.
- 10 You agree to allow the owners or agents access to the property at all reasonable times.
- 11 To be responsible for shutting all exterior doors and appropriate windows and securing the property when absent or sleeping.
- 12 To respect and look after their accommodation during their stay and to leave the property clean and tidy, with full inventory. Also to take responsibility for minimising the fire risk. **No candles are allowed inside the property**



- 13 Also to accept we require a **'Good Housekeeping' Deposit (cleared funds) of £150 which is payable by, or on the day of entry and returned within 5 days of vacating the property,** You agree to reimburse the owner for any breakages, loss or damage, other than those due to fair wear and tear which will be deducted from the good house keeping deposit. This also applies if the property has been left in an untidy mess. Alternatively guests paying by Credit card authorise us to further charge there bank card up to £150.00 if there is any damages/breakages to the property. Tick if this is the preferred option
- 14 To agree not to sub-let or re-assign the property to another person or persons without the owners' permission.
- 15 To vacate the property by 10.00 hrs latest on the final day of let, unless otherwise agreed with the owners. Failure to vacate promptly may incur a minimum penalty charge of £10 per hour, or more there after, depending on the degree of inconvenience to owners/incoming guests. Guest arrival time is from 16.00 hrs. onwards.
- 16 We operate a **non-smoking policy** within the property. You accept these terms when renting the property. Failure to act in accordance with with this request invalidates your rental agreement and will be asked to vacate the property. Any costs incurred for cleaning will be deducted from your Good house keeping deposit.
- 17 We will not accept bookings from persons under the age of 18 years of age.
- 18 A routine security deposit (Good house keeping) of £150.00 to cover damage, extra cleaning, etc. (as touched on in Clause 13 above) will be required by, or on the day of arrival. This will be returned within 5 days from your departure date if no breakages or damage to the property is found. If property is left unclean you will incur a £25.00 cleaning charge.
- 19 The property let is to be used for the purposes of a holiday let to which Section 12 (2) and paragraph 8 of Schedule 4 of the Housing (Scotland) Act 1988 apply. The booking agreement confers a right to occupy the accommodation for the agreed period only.

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Name _____ Signed _____ Date _____



SCOTTISH HOLIDAY HOME

Ardlynn : Deirdre Road Connel by Oban PA37 1PH

BOOKING CONFIRMATION FORM:

Please return with 50% deposit, signed terms & conditions and complete as follows:

NAME: (person making booking/staying at property)

HOME ADDRESS:

HOME PHONE NUMBER :
MOBILE PHONE NUMBER :

E MAIL ADDRESS:

DATE OF ARRIVAL: Time: *you are invited to arrive after 4PM*
DATE OF DEPARTURE Time: *you have to vacate property by 10AM*

NUMBER OF PERSONS STAYING IN COTTAGE _____ *max 6 persons*
ADULTS _____ KIDS _____
SPECIAL INFORMATION
Cot / High chair required etc

Cheques made payable to Edward Shaw Investments Ltd

TOTAL COST FOR BOOKING £ _____
50% DEPOSIT ENCLOSED £ _____
FULL PAYMENT ENCLOSED IF LESS THAN 5 WEEKS TO YOUR ARRIVAL

HOW DID YOU FIND US

Thank you for confirming the above booking and attached Terms and Conditions. We will acknowledge this confirmation by return.

Name _____ Signed _____ Date _____