

Terms and Conditions applying to bookings of Coastguard's Cottage, 116 Island Wall Whitstable Kent ("the Cottage").

1 CONTRACT

1.1 By making a booking for the Cottage, you agree that these Booking Terms apply to that Cottage booking and form a contract between the person making the booking and Anne-Marie Tracey.

1.2 This contract will be governed by the laws of England.

2 RESERVATIONS, CANCELLATIONS AND DAMAGES DEPOSIT

(we recommend you have holiday insurance).

2.1 If you book the Cottage at least six weeks before your stay begins:

- (a) £100 (one hundred pounds) advance payment of the total rent is payable at the time you make the booking.
- (b) the balance of the rent is payable no later than six weeks before your stay begins.

2.2 If you book the Cottage less than six weeks before your stay, the whole of the rent must be paid in full when you make the booking.

2.3 If you cancel the booking:

- (a) more than 6 weeks before your stay begins, the whole of the rent (less £50 administration fee) will be refunded.
- (b) more than two weeks, but less than six weeks before your stay begins, 50% of the total rent (less £50 administration fee) will be refundable.
- (c) less than two weeks before your stay begins, no part of the rent will be refundable.

2.4 At the time of paying the balance of your rent, a refundable £100 damages deposit is required. Provided you caused no damage or breakages during your stay the full amount will be refunded within a week of your departure from the cottage.

3 CARE OF THE COTTAGE

3.1 You must take all reasonable care of the Cottage and leave its furniture, fittings and effects in the same clean and tidy condition at the end of the rental period as at the beginning.

3.2 You are legally bound to pay us for replacing or repairing any items or for any extra cleaning costs which we believe are reasonably required as a result of your stay in the Cottage.

3.3 Whenever you leave the Cottage unoccupied, you must ensure that both doors are locked and any electrical heating apparatus is switched off.

4 NUMBER OF VISITORS

4.1 You agree that the number of people staying in the Cottage will not be more than the number stated in your booking.

4.2 As the Cottage is let for use for couples and family holidays, we can refuse or cut short any reservation which does not meet this condition.

5 PETS

You cannot bring pets on to the Cottage unless we have expressly agreed in advance, in which case we allow a maximum of two pets at £** per pet per stay.

(a) You must not leave pets alone in the Cottage or in the rear courtyard.

(b) You must not allow pets to sit or sleep on furniture, including beds.

6 LIABILITY

As far as the law allows, we will not be liable for any loss or damage to you, any member of your party, any third party, and any baggage, car or contents, however it arises as a result of you renting the Cottage. Nothing in this Contract limits or excludes our liability for death or personal injury resulting from our negligence.

7 COMPLAINTS

If you feel you have a reason to complain about the Cottage, you must tell us immediately so we can take appropriate action. We cannot help you if we do not know about your problem. If you do not report your complaint immediately, but choose to raise it on your return home, you accept that it will make it harder to investigate your complaint after your rental has ended.

8 ACCESS

You must give us or our representative access to the Cottage at any reasonable time while you are renting it to carry out essential maintenance or if there is an emergency. Wherever possible we would arrange this in advance.

9 IF WE CANCEL THE RENTAL

If, after we have confirmed your booking, we cannot supply the Cottage to you because of reasons beyond our control, we will return the Rental Price to you in full.

10 COTTAGE INFORMATION

We make every effort to make sure the information we give orally or in writing is accurate, however changes and errors occasionally occur. You must therefore ensure you check all Cottage details at the time of booking. We will not be liable for inaccurate information.

11 STATUTORY RIGHTS

Nothing in these Booking Terms shall affect your statutory rights.

12 DATA PROTECTION

By making a booking, you agree that we may store and use your information as required to complete your booking and allow you to stay at the Cottage.