

# MHF COTTAGES

## Conditions of Hire (The Contract)

**CONTRACT OF HIRE.** The hiring contract is between the Holidaymaker and Manor House Farm Cottages for which the booking is made and shall be deemed to be made subject to the Conditions of Hire here in. The Contract of Hire is not effective until Manor House Farm Cottages give written confirmation of a booking to the Holidaymaker.

**INITIAL PAYMENT.** Bookings will be confirmed upon receipt of the down payment. If the booking is made within 56 days of the commencement of the holiday date, then the full payment will be required.

**BALANCE PAYMENT.** The balance of the holiday booking payment will be due 56 days prior to the commencement of the holiday date.

**CONFIRMATION OF BOOKING.** The Holidaymaker is responsible for the total published price of the property and any extras as shown on the Confirmation once the Confirmation of booking has been issued by Manor House Farm Cottages.

**BOOKING CANCELLATION.** Any cancellation made by the holidaymaker, for whatever reason, shall be in writing to Manor House Farm Cottages. You are liable to pay Manor House Farm Cottages the full rental agreed if you cancel your booking once you have paid your deposit. On receipt of such notice Manor House Farm Cottages shall endeavour to re-let the property for the entire period of the original booking. If Manor House Farm Cottages is successful in re-letting the property the holidaymaker shall be reimbursed all monies paid less the deposit and other expenses incurred by Manor House Farm Cottages in accepting a booking, for example, if a discount has been deemed necessary in order to secure a replacement booking, this is on top of your deposit which will not be returned to you. We recommend that you take out cancellation insurance.

**AMENITIES.** The use of the accommodation and amenities offered by Manor House Farm Cottages, such as play equipment etc. is entirely at the user's risk and no responsibility can be accepted for any injury, or for any loss or damage to visitors' belongings, the only heating available in the Games rooms is by coin-op heaters.

**MOTOR CAR AND PERSONAL BELONGINGS.** Personal belongings are at the Holidaymaker's risk at all times. No responsibility can be accepted for loss or damage to any vehicle or its contents.

**PARTY SIZE.** Under no circumstances may more than the maximum number of persons stated on the web site occupy a property (or the number specifically agreed if less). Manor House Farm Cottages reserve the right to refuse admittance if this condition is not observed, or on finding out that this condition has been broken during the holiday, to ask all the Holidaymakers to vacate the premise immediately or to pay for each extra person at a proportional rate to the cost of the booking. In addition Manor House Farm Cottages reserve the right to refuse or revoke (before or during the holiday) any bookings from parties which may in their opinion (and at their sole discretion) be unsuitable for the property.

**PETS.** No pets are allowed on site. If any pets are found on site, Manor House Farm Cottages reserve the right to ask all members of the booked party to vacate the premise immediately.

**HOLIDAYMAKERS RESPONSIBILITIES.** The Holidaymaker undertakes to keep the property and all furniture, fixtures, fittings and effects in or on the property in the same state of repair and condition as at the commencement of the booking. The Holidaymaker shall pay Manor House Farm Cottages the value of any of the property, furniture, fixtures, fittings and effects so destroyed or damaged as to be incapable of being restored to its former condition.

**DAMAGE.** Damages and breakages are the legal responsibility of the Holidaymaker and such shall be refundable on demand.

**AVAILABILITY.** The Hiring Contract is made on the understanding that the property and its facilities as stated will be available for the dates. In the unlikely event of the property being unavailable through events arising out of the control of Manor House Farm Cottages then Manor House Farm Cottages may be forced to cancel the booking. The Holidaymaker will be advised of any such circumstances as early as possible and will (where feasible) be offered alternative accommodation of a similar type, standard, price and location. If this is not possible, or if the alternative property offered is unacceptable to the Holidaymaker, then Manor House Farm Cottages will refund all monies paid in full - but thereafter the Holidaymaker will have no further claim against Manor House Farm Cottages.

**ACCESS.** Manor House Farm Cottages or their representatives shall be allowed access to the property at any reasonable time during the holiday occupancy.

**ARRIVAL & DEPARTURE.** The property may not be occupied before 4.00pm on the day of arrival (5.00 pm for Monday arrivals and when we have a change over on the day of your arrival, you will be informed in advance if this is the case) and must be vacated before 10.00 am on the day of departure.

**CLEANING.** The property must be left clean and tidy on departure, failure to do so will leave the Holidaymaker liable to the withholding of all or part of the Holidaymakers bond.