

## TERMS AND CONDITIONS FOR THE STUDIO, DUNNING, PERTSHIRE

*When you confirm your booking by the payment of a deposit you are entering into a contract between you, the visitor, and ourselves, the owner. Please read the following conditions of let carefully and ask for an explanation of any point which may be unclear to you.*

The letting period runs from 16.00 hours on the day of arrival until 10.00 hours on the day of departure.

A firm booking will be made on receipt of a completed booking form and deposit to the value of 25% of the total rental due. The visitor is then liable for payment of the balance of the total sum due. The remainder of the balance should be sent to us six weeks prior to arrival.

In the event of cancellation the deposit will be refunded only if we subsequently re let the cancelled period. The sum of £50 will be retained from the refunded deposit to cover administrative costs. The visitor is responsible for arrangements of appropriate holiday cancellation insurance and, for the avoidance of doubt; the owner provides no such insurance as part of the contract. If the cancellation is within six weeks of your arrival date then no refund will be given.

In the event of cancellation due to Covid 19 Government Restrictions being enforced there is an option to change the dates (subject to availability) or a full refund less a small administration charge.

Only those persons listed on the booking form may occupy the booked accommodation. Sub-letting or assignation of the Let is strictly prohibited. There are no pets or animals permitted in the property.

The person who signs the booking form will be responsible for ensuring that the conditions of let are adhered to, for any loss or damage to the accommodation and the contents, given fair wear and tear, however caused during the rental period.

The accommodation rented should be kept clean and in good condition and any breakages reported immediately. If excessive cleaning, at the discretion of the owners, is required a cleaning charge of £35 will be levied.

Personal property of visitors occupying the accommodation is not the responsibility of the owners. Vehicles and personal property are left at your own risk.

If for any reason the accommodation is not available to you on the dates booked due to events beyond our reasonable control, we will take reasonable steps to find alternative accommodation. If a suitable accommodation is not available, then all sums paid by the visitor will be refunded. The owners will have no further liability to the visitor or any other party.

We reserve the right to refuse to hand over the accommodation to anyone who, in our opinion, is not suitable to take charge of the property – in any such case all monies will be refunded and the contract terminated without further liability. We also reserve the right to terminate the Contract at any time or take steps to remove any person or persons due to unreasonable behaviour, damage to property or causing or likely to cause annoyance or offence to other guests. In such a case any refund would be entirely at the discretion of the owners.