

## CASTLE REACH TERMS AND CONDITIONS

You may arrive at the property any time after 4pm. It must be vacated by 10am on the day of departure to allow time for it to be prepared for the next guests.

A non refundable deposit of 25% of the full amount is required at time of booking. In addition, I require a £100 refundable 'keys and cleaning' deposit. This is repaid once the keys have been returned and I have checked that the property was left in a reasonable condition.

Your booking will be held provisionally until we receive your deposit, for a maximum of 5 days. If I have not received your deposit after 5 days the reservation will be considered invalid and the property made available again for booking by others.

The deposit must be sent with the booking form. Submission of the booking form with your deposit will constitute a contract when I accept the booking in writing or by email.

The balance is due 8 weeks before the start of your holiday. If the booking is made less than 8 weeks before your holiday full payment is required on confirmation.

Payment can be credit or debit card, cheque, bank transfer or Paypal. If paying by Paypal I will need to charge a small amount to cover their commission.

If you have to cancel your holiday and I am unable to re-let I will be unable to refund any payments so I strongly advise that you to take out holiday insurance. If I can re-let the property I can re-fund you, minus a £30 administration fee.

I will send out full directions of how to get to Castle Reach with the keys 2 weeks before you are due to arrive.

Smoking is not allowed in the house.

Bookings from persons under the age of 18 cannot be accepted.

The maximum number of guests must not exceed the number of guests stated at the time of booking.

If Castle Reach cannot be made available for the period booked due to events beyond the owners' control and the owners are forced to cancel the booking, the whole of the hire charge will be refunded and the guest will have no further claim against the owners. In such an event, we cannot guarantee to find alternative accommodation for you.

The guest is responsible for the property during the hire period and must take good care of it and its contents. The property will be professionally cleaned after your stay but you must leave it in the same clean and tidy condition and state of repair at the end of the letting period as at the beginning.

The use of Castle Reach and its equipment is entirely at the guest's risk and no responsibility can be accepted by the owners for injury to the guests, nor for injury loss or damage to their belongings, including motor vehicles.

We reserve the right of entry to the property at any reasonable time for the purposes of inspection or to carry out necessary repairs or maintenance.

The Contract of Hire is between the guests and the owner of Castle Reach.

I reserve the right not to hand over the accommodation to any person who, in my opinion, is not suitable to take charge. All hire charges paid shall be refunded in full and the contract discharged.

While every care is taken to ensure that the details are correct, I cannot accept responsibility for errors contained there-in, or the results there-of.