

## TERMS AND CONDITIONS OF BOOKING AT *COMMON LEYS FARM*

### 1 GENERAL

- a) A binding contract between *Common Leys Farm* and the Guest(s) will be entered into upon payment of a deposit.
- b) No booking can be confirmed until the deposit, of 20% is received prior to the expected arrival. If this is not received 14 days prior to the due date of arrival Common Leys Farm reserves the right to cancel the booking.
- c) Full payment is due on arrival and any cancellations 14 days prior to date of stay are payable in full
- d) If for any reason *Common Leys Farm* cannot confirm the booking then the deposit will be returned in full.

### 2 GUEST(S) RESPONSIBILITIES

- a) All properties are used as holiday accommodation and are therefore exempt from security of tenure under the rent act.
- b) *Common Leys Farm* does not request a damage deposit, but Guest(s) can be held responsible for any loss or damage to the property during their stay.
- c) All equipment, utensils, etc, must be left clean and tidy at the end of the holiday period. In the unfortunate event of damage or breakage, *Common Leys Farm* Management should be notified immediately. All damages and breakages are the legal responsibility of the Guest(s) and replacement cost will be payable on demand.
- d) The Guest(s) is expected to leave the accommodation in the same state of cleanliness, general repair and order in which it was found.

### 3 SERVICES

- a) All electricity, heat, rates, taxes etc are covered by the rental paid for the unit hired. This does not include laundry equipment and services or other agreed hire equipment.

### 4 PARTY SIZE

- a) The number of persons using the Guest(s) accommodation shall not exceed the maximum number stated in the booking.
- b) Sub-letting, sharing or assignment is not permitted.

## 5 LEGAL

- a) ***Common Leys Farm*** Management reserves the right to remove any guest that is deemed to be behaving incorrectly and disturbing the pleasure of other guests and staff during their stay. A refund would be subject to the discretion of the management. Should there be a requirement to obtain outside assistance due to a disturbance there would no refund and costs could be sought from the person under which the booking was confirmed.
- b) ***Common Leys Farm*** cannot accept any liability for happenings outside their control, such as the breakdown of domestic appliances, plumbing, wiring, temporary infestation of pests, damage resulting from exceptional weather conditions.

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