

## HARRINGTON HOLIDAY HOMES TERMS & CONDITIONS

I confirm I am over 18 years old and I agree to these conditions. Myself and co-guests agree to abide by these booking conditions and accept the booking will be deemed to be cancelled if any of these terms are breached, in which case no monies will be refunded. I accept it has been recommended to me that I take out holiday and cancellation insurance.

### ACCESS

The owner(s) or their nominated representative(s) may access the property during your stay to check the property, carry out any required works or collect any post.

### AGENCY AGREEMENT

Harrington Homes Ltd (Harrington Homes) acts as agent for a named or undisclosed principal. Every effort has been made to describe the property as accurately as possible and Harrington Homes cannot be held responsible if the property does not meet with your expectations based on that description. In no circumstances will the agent be liable to any guest in respect of any damage or loss related to a defect in the property, or in respect of breach of any relevant contract or duty of care by or on the part of the owner or principal.

### ARRIVAL AND DEPARTURE

Check in time is between 4-6pm; check out time is by 10am for bookings with less than 10 guests, or 11am if 11+ guests on the day of departure. If the arrival time of the first guest is after 6pm a late arrival fee of £25 per hour is chargeable. If the last guest checks out of the property late, without prior agreement, a late check out fee of £50 per hour is payable. These costs will be deducted from your deposit.

### BOOKING CONFIRMATION

The agent will confirm your booking once in receipt of all of the following 1.Payment of deposit 2.Payment of rent if booking received less than six weeks of arrival date 3.Copy of ID and address of lead guest e.g. recent utility bill or driving licence, if requested by Harrington Homes or property owner.

### CANCELLATION AND AMENDMENT

A booking will only be cancelled once the agent is in receipt of a written cancellation notice by you provided that the notification is received more than 8 weeks prior to the beginning of rental period. If less than 8 weeks notice is received no deposit monies will be refunded, and the balance of the full rental payment will still be due. Any amendments to the dates you have booked will be dealt with in the same way as a cancellation. If the property is re-let for the whole period booked, the rent and deposit paid will be refunded less an administration charge of £250 (for a booking of more than 7 guests) or £175 (for bookings of less than 7 guests) per week or part week booked. In the unlikely event of the agent informing you that your booking is to be cancelled, all monies received shall be refunded, in full and final settlement, for any period the property is not available.

### CARE AND REPAIR

The lead guest undertakes to keep the premises and all furniture, fittings and effects in or on the premises and property grounds in good repair, and to leave the premises and

grounds in a clean and tidy condition. The lead guest is responsible for all replacements, repairs or extra cleaning costs. Damage or breakages must be reported to the Owner as soon as they occur but certainly prior to your departure.

#### UNDER 18S

All guests under the age of 18 must be supervised by an adult whilst in the property and its grounds.

#### CONSEQUENCES OF BREACH

The owner and/or Harrington Homes reserve the right to require guests who are in breach of any of these conditions to leave immediately - in such circumstances no refund of monies received will be given. If you are not entirely satisfied with the accommodation and facilities offered, please advise the owners or agent within 24 hours of your arrival. No complaint can be entertained after your departure from the property.

#### DAMAGE LIABILITY AND EXCLUSION

The use of the accommodation is at the occupiers' own risk, and no responsibility can be accepted for any injury, loss or damage to the occupier, their guests, or personal belongings during your stay. The number of persons using the property is not to exceed the maximum capacity advertised on the website. Only those persons named are permitted to stay overnight at the property. Use of the property is for holiday purposes only - the guests undertake not to engage in any activity that will cause annoyance or nuisance.

#### DEPOSIT AND RENTAL PAYMENT

The property will be reserved for you on your requested dates, upon receipt of payment of the deposit, and if arriving within 6 weeks or less upon payment of the total rental cost. Payment may be made either by sterling cheque or bank transfer. Cheques can only be accepted if received more than 14 working days in advance of the standard rental due date, and are accepted for deposits if received more than 28 working days prior to your arrival date. If you wish to cancel your booking after the deposit or full payment has been received, our cancellation policy will come into effect. The total rent and balance of deposit is due 6 weeks prior to your arrival date. If your booking is made less than 6 weeks of your intended arrival, the full amount of the rent and deposit is due at the time of booking. If the rent is not paid on time, it will be deemed that you have cancelled the booking with no refund of deposit or other monies received.

#### DEPOSIT RETURN/DEDUCTIONS

The deposit will be returned no later than 7 working days after the end of your planned departure date. If deductions to the deposit need to be made, the deposit will be returned once either replacements have been obtained or quotes have been acquired. If these costs exceed the amount of deposit held, the balance will be charged to the card of the guest or or guests whose card details have been supplied.

#### 'EXTRA' GUESTS

Where during an event (eg a wedding), more guests are due to use the property and its grounds than the maximum capacity advertised on the website, Harrington Homes requires notification of this at the time of reservation and no later than 56 days prior to

the date of the event. Additional rental and damages deposit will be due prior to arrival. Guests do not have permission to hire in marquees, catering or related services (e.g. hot tubs), without prior permission from Harrington Homes.

#### HOUSEKEEPING SERVICE

A complimentary Housekeeping Service for rentals of more than 7 nights is provided where the property is cleaned for a maximum 2 hours, and for guests who have booked for 14 nights or more, a new set of linen and towels will be provided. If guests require a mid week clean, additional linen and towels, or a housekeeping service for more than 2 hours, this is available at an additional charge.

#### NOISE

Guests agree to be considerate of their neighbours. If the owner receives a complaint of disturbance, a £150 deduction will be made from the deposit before it is refunded. In exceptional circumstances, the guests may be required to leave and will not be refunded for the remaining period of the let.

#### PARTIES

Party groups (eg hen, bachelor, reunion and birthday) must consist of a majority (80%+) of over 21 year olds. Harrington Homes reserves the right to request copy ID confirming guests' ages prior to arrival.

#### PETS

No pets are permitted inside the house and grounds, without prior permission and unless a property is advertised as welcoming pets. If permitted, pets are not to be left unattended in the house or garden, or to have access to the first and second floors. All dog faeces are to be removed by you from the garden or patio areas before checkout. £100 will be deducted from the deposit if the owners have to arrange for its removal.

#### SMOKING ETC

Smoking or the lighting of candles are not permitted inside the property.