

THIS MUST BE SIGNED, DATED and RETURNED WITH YOUR DEPOSIT CHEQUE: WITHOUT IT THE BOOKING REMAINS UNCONFIRMED.

TERMS AND CONDITIONS FOR DOVE HOUSE and SWALLOWS:

Rental Agreement: Terms and Conditions

TERMS

1 Property is as named on the booking form (DOVE HOUSE or SWALLOWS). The rentals are as noted on the reservation form. 'The Owner is Mr and Mrs Hugo James'. The Client is the Lessee. 'Commencement Date' is the first day of intended occupation.

CONDITIONS

2 The owner agrees to let the property at the Rentals for the period of time as noted on this Terms and Conditions Form.

3 The Rentals are payable by the Client on the following Dates:

- a) If the reservation is made more than 10 weeks before the commencement date
The first instalment of 30% (non refundable) of the Rental must accompany this Form
The final instalment is payable 10 weeks prior to the Commencement Date.
- b) If the Reservation is made less than 10 weeks before the Commencement Date
The final instalment of the full amount of the Rental must accompany this Form.

Please note – if payment is not received by the due date, we are unable to guarantee your booking.

4 Cancellation/Termination by The Client

a) If the agreement is terminated by The Client or if The Agreement is terminated because the Client has failed to pay amounts due on the due dates. The Client will be liable to pay a cancellation fee in accordance with the following:

30% of the Rentals payable, if the date of termination is greater than 10 weeks before the Commencement Date.

100% of the Rentals payable if the date of termination is shorter than 10 weeks before the Commencement Date.

b) Cancellations Insurance: please take out appropriate Insurance on your holiday to safeguard against loss of monies should unforeseen circumstances necessitate termination of The Agreement by the Client.

The Owner may offset any amounts already received from The Client against the Cancellation Fee.

5. Non Availability of the Property:

If for any reason, beyond the Owners control (eg fire damage) the property is unavailable on the date booked, all rental charges paid in advance by the clients will be refunded in full, but the clients shall have

Pigeon House
Hampton
Dorchester
Dorset
DT2 9DZ

TERMS and CONDITIONS CONTD:

no further claim against the Owners. The liability under all circumstances shall be limited to the refund of monies paid in advance.

6.a DOVE HOUSE ONLY: **A damage deposit cheque of £200 is payable on first meeting the Owner.**

The damage deposit will be retained pending an inspection of the property and its contents, to check that the owner has no consequential expenses due to breakages, damages, additional cleaning etc due to the liability of the client. The extent of recoverable costs from The Client by The Owner are limited to the cost of any work done and other costs incurred by the Owner and are not limited to the Damage deposit. The un-applied damage deposit will be destroyed within one week unless the Client has been contacted.

6 b. DOVE HOUSE POOL: **PLEASE NOTE THAT THIS IS A LINER POOL**, any damage caused to the liner will be fully chargeable to the guests, strictly no sharp or foreign objects are to be put in the pool. Once damaged the liner has to be replaced, it can only be patched on a temporary basis, so the cost is considerable.

7. The Owner reserves the right to cancel the reservation if payments are not received in accordance with Item 3 and Item 6 of this Agreement. The cancellation will be deemed the liability of the Client.

8. The Client undertakes to take good care of the property and its contents and to leave the property and contents in a clean, tidy and orderly condition prior to our changeover clean. If you do not wish to do any cleaning, it can be carried out for a fee of £75.00 (Dove House) or £20 (Swallows) with prior notice.

9. The Client agrees to behave in a considerate way to the people living near the Property and to respect the privacy and peace at all times. STRICTLY NO FIREWORKS in any property.

10. The Client will report any loss or damage to the property or contents to the Owner as soon as possible. The Client will allow access to the property by The Owner at any reasonable time to perform an inspection. The Client undertakes to inform The Owner of the expected departure day and time if it is different from the Reservation Form.

11. The Owner will not be responsible to The Client for any loss, inconvenience, damage etc, beyond the control of the Owner.

12. Any claims whatsoever by The Client against The Owner will be limited to the amount of Rental Paid.

13. The Client will not over-occupy either property at any time. We reserve the right to ask the Client to leave if the property is being used by more than the advertised number of people. (i.e. Dove House 13 people plus 2 cots, Swallows – 4 people plus 1 cot.). If by special arrangement extras are agreed upon there will be a charge of £25 per night per person.

TERMS and CONDITIONS CONTD:

14. Children under 12 will not be allowed unaccompanied in the Games Room. Clients will be particularly conscious of noise in this room.

15. The signing of this Form by The Client (or any verbal or written acceptance) is deemed to be the acceptance of these terms and conditions.

16. Arrival and Departure – Friday to Friday

Arrival Time – not before 4pm

Departure Time – no later than 10am

Directions are enclosed showing how to get to the property. Please ring the week prior to arrival to confirm times, access etc.

LARGER PRIVATE PARTIES BY SPECIAL ARRANGEMENT ONLY

NO STAG/HEN PARTIES

NO CORPORATE PARTIES

NO SMOKING

NO PETS IN DOVE HOUSE

SIGNED(THE CLIENT)

NAME IN PRINT

DATED

NB: THIS FORM MUST BE RETURNED WITH YOUR DEPOSIT CHEQUE



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Hampton
Dorchester
Dorset
DT2 9DZ

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www.dovehousedorset.co.uk