

## **Rainbow House Rental Terms and Conditions**

Rainbow is hired on the basis that the accommodation hired is for holiday use only and that no rights to remain in the accommodation exist in the holiday-maker or any person accompanying him/her on the holiday.

All accommodation must be kept and left in a clean and tidy state and all furniture returned to the place in which it was found on entry.

A deposit shall be paid on booking the accommodation and no accommodation shall be reserved until we have issued a receipt for the deposit. Any provisional booking made before payment of a deposit is strictly provisional and may be withdrawn at any time.

The hirer shall be responsible for any breakages, damages or losses incurred at the premises. Electricity and telephone calls will be charged according to usage.

In the event of cancellation of any holiday the full charges will become payable once the deposit has been accepted. However we will endeavour to secure another hiring of the property for the same term and at the same charge. However we shall not be liable at the suit of any hirer of accommodation on the grounds that we have not used our best endeavours or for any other reason. It is therefore extremely important that you take out Insurance. Proof of holiday insurance will be required with the deposit, or payment of the rental in full will be required with the deposit. The balance will not normally be due until eight weeks before commencement of the holiday when proof of insurance is given.

If due to any occurrence beyond our control the accommodation is not available as booked, the owners will refund the deposit, but be under no further liability towards the hirer. We will use our best endeavours to find other accommodation, but shall not be liable at the suit of any hirer for failure to do so, or for any other reason.

Should the hirer fail to give up possession at the end of the holiday, or leave the accommodation in such a state and condition that it is not suitable for occupation by another hirer, he will be liable for the charges as shown on the rent schedule of accommodation for the period until it is so available and for any loss or damages which shall be occasioned thereby. We reserve the right to refuse to honour future bookings from hirers who leave the properties in an unreasonable condition.

All charges for hire of holiday accommodation are due for payment in full eight weeks before commencement of the hire period.

Hirers may not normally take possession before 4.30pm on the date of commencement of hire and must vacate by 11.30am on the final day. However this may be subject to change, you will be advised with your booking confirmation.

Hirers of accommodation should be aware that the household staff must have reasonable access to the premises and gardens in order to carry out their duties and undertake any necessary maintenance.

The hirer agrees that in no circumstances will the property hired be occupied by more than the number of persons stipulated on the Particulars in the brochure without our written consent, save that this provision shall not apply to any infant under three years old sleeping in a cot.

It is regretted no pets may be brought into the holiday accommodation.

We reserve the right to adjust the tariff.

Subject to the property being available.