

### ASHBY FARMS Ltd. 2016 Monthly Rentals

Only for Lettings of more than 4 weeks	ROUGHLANDS			FISHERMANS LODGES			SPRING COTTAGES			65 THE STREET		
Letting dates between	One	1 to 3	3 to 6	One	1 to 3	3 to 6	One	1 to 3	3 to 6	One	1 to 3	3 to 6
	Month	Month	Month	Month	Month	Month	Month	Month	Month	Month	Month	Month
05-Jan to 24-Mar 16	730	694	658	730	694	658	631	600	569	631	600	569
24-Mar to 05-May 16	810	770	730	810	770	730	701	666	631	701	666	631
05-May to 25-Aug 16	900	855	810	900	855	810	778	739	700	778	739	700
25-Aug to 01-Sep 16	999	949	900	999	949	900	863	820	778	863	820	778
01-Sep to 03-Nov 16	899	854	810	899	854	810	777	738	700	777	738	700
03-Nov to 15-Dec 16	809	769	729	809	769	729	699	665	630	699	665	630
15-Dec to 02-Jan 17	898	853	809	898	853	809	776	738	699	776	738	699

A security deposit equal to one month's rental is required to secure your booking. This will be returned to you after your stay, less any deductions for breakages etc.

The rental charges above are a guide. If your stay spans more than one charging period the rate is calculated to reflect the proportion of each period, from this the monthly rental is derived for the length of your expected stay. Should you decide to leave earlier than you originally planned (at least two weeks notice is required) the rate is recalculated to reflect your actual length of stay and any difference is adjusted via in your returned security deposit should there be any further money outstanding it will be invoiced to you. This flexibility is particularly appreciated by people who are between house moves.

There is an extra charge for more than four persons per property (see booking form).

Provisional bookings are accepted by post or telephone. These are only confirmed when we receive the completed booking form together with the security deposit. If the letting is due to commence within four weeks from the date of booking, payment for the first month and the security deposit must be included with the booking form.

#### Bed Linen

1 underblanket, 1 duvet and 2 pillows are provided free with each bed, there will be a **charge** for cleaning these if they are **dirty** after your stay.

**In addition** We provide, for an **extra charge** of £15.50 per double bed and £10.50 per single bed. Prices are for each linen change. Each bed set includes 1 sheet, 1 duvet cover, 2 pillow cases, 1 hand towel, 1 bath towel and 1 tea towel.

#### Arrival and departure times

Monthly Rentals are from 2 p.m. on the arrival date to 10 a.m. on the departure date. Tenants are asked to arrive after 2 p.m. on the day of their arrival and leave before 10 a.m. on the day of their departure.

Arrivals and Departures outside of these times can sometimes be arranged for an extra charge. Late departures will incur an extra charge.

#### FISHING

For an extra charge fishing is available in 2 private lakes (2 acres each) **all the year round**.

The Lakes contain Bream, Gudgeon, Roach, Rudd, Tench, Common and Mirror Carp (up to 35 lb.), Perch (up to 4 3/4 lb.). For the benefit both of fish and fishermen, we restrict the number of people allowed to fish at any one time. **Seasonal** fishing (between 16th. June to 15th. March) is also available in streams and dykes on our farmland, where there is also some Pike.

#### ROUGH SHOOTING

Please phone the farm office for further details of rough shooting on our farms, which is available to residents, for an extra charge.

#### MAINTENANCE & SERVICING

Please note:- We have a full time maintenance staff and should any problems of this nature arise we respond faster than most letting agencies; also at no extra cost a cleaner will visit the property once a week to ensure that the property does not deteriorate.