

Honeybee Cottage Terms & Conditions

SUMMARY OF KEY TERMS

- **Maximum guests:** 2 people only
- **No pets allowed:** no exceptions
- **Damage deposit:** £500 refundable deposit required
- **Check-in:** from 4:00pm
- **Check-out:** by 10:00am
- **Parties / events:** strictly not permitted
- **Smoking / vaping:** not permitted inside the property

By proceeding with a booking, the Lead Guest agrees to the full Terms and Conditions set out below on behalf of all guests.

FULL TERMS AND CONDITIONS

1. Definitions

- **The Property:** the holiday accommodation being booked.
 - **The Owner:** the owner or appointed manager of the Property.
 - **The Lead Guest:** the person making the booking, who accepts responsibility for all guests.
 - **The Booking Party:** all persons occupying the Property during the stay.
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2. Booking Confirmation

A booking is confirmed once:

- the rental payment has been received in full, and
- these Terms and Conditions have been accepted by the Lead Guest.

The Lead Guest confirms they are over 18 years of age and authorised to accept these Terms on behalf of all guests.

3. Occupancy (Strict)

- The **maximum occupancy is two (2) guests.**
- Only the guests named at the time of booking may stay at the Property.
- Visitors, overnight guests, or additional occupants are **not permitted** without prior written consent.

Exceeding the maximum occupancy constitutes a serious breach of these Terms and may result in immediate termination of the booking without refund.

4. Damage Deposit

A **£500 refundable damage deposit** is required for all bookings.

The damage deposit:

- is held separately from the rental payment
- is intended to cover accidental or negligent damage, breakages, missing items, or excessive cleaning

Refund of Deposit

- The deposit will be refunded within **7–10 days of departure**, subject to inspection.
- Deductions may be made for:
 - damage to the Property or its contents
 - missing or broken items
 - excessive cleaning beyond normal domestic use

Normal wear and tear is excluded.

If damage exceeds the value of the deposit, the Lead Guest remains liable for the full cost.

5. Check-In and Check-Out

- **Check-in:** from **4:00pm** on the day of arrival
- **Check-out:** by **10:00am** on the day of departure

Failure to vacate the Property by the stated check-out time may result in:

- additional cleaning charges
 - loss of part or all of the damage deposit
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6. Care of the Property

Guests agree to:

- take reasonable care of the Property and its contents
- leave the Property clean, tidy, and in a similar condition to arrival
- report any damage or breakages promptly

Furniture must not be moved between rooms, and no items may be removed from the Property.

7. Cleaning

The rental price includes standard end-of-stay cleaning.

The Owner reserves the right to charge for:

- excessive mess
- stained upholstery, carpets, or bedding
- unwashed dishes, appliances, or outside area left in an unreasonable condition

Such charges may be deducted from the damage deposit.

8. No Pets

Pets are strictly not permitted.

This includes:

- dogs
- cats
- assistance or visiting animals unless legally required and agreed in advance

Evidence of unauthorised pets may result in:

- additional cleaning charges
 - forfeiture of part or all of the damage deposit
 - termination of the stay without refund
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9. No Parties, Events or Anti-Social Behaviour

The Property is a private holiday home and **not a party venue**.

Parties, events, gatherings, or excessive noise are strictly prohibited.

Disturbance to neighbours will not be tolerated.

Serious breaches may result in immediate termination of the stay without refund.

10. Smoking and Vaping

Smoking or vaping is **not permitted inside the Property**.

Evidence of smoking indoors will result in professional cleaning and deodorising charges deducted from the damage deposit.

11. Breakages and Accidents

Guests are asked to report accidents or breakages promptly.

Failure to report damage may result in additional charges where this causes further loss or cost.

12. Liability

The Owner accepts no liability for:

- loss or damage to guests' personal belongings
- injury or accident occurring at the Property, except where caused by proven negligence

Guests are responsible for their own safety and that of any accompanying guests.

13. Right of Access

The Owner or appointed representatives reserve the right to enter the Property at reasonable times:

- in an emergency
 - to carry out essential repairs
 - to investigate serious complaints
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14. Termination of Stay

The Owner reserves the right to terminate the booking without refund if:

- these Terms are breached
- occupancy limits are exceeded
- unauthorised pets are brought onto the Property
- anti-social behaviour occurs

In such cases, the damage deposit may be retained in full or part.

15. Governing Law

These Terms and Conditions are governed by **English law**, and any disputes shall be subject to the jurisdiction of the courts of England and Wales.

Acceptance

By making a booking and/or occupying the Property, the Lead Guest confirms acceptance of these Terms and Conditions on behalf of all members of the booking party.