1. CONTRACT

The contract for a short term holiday rental is between the client and the owners Mr and Mrs Ingham of Alma House. The client is the person signing the booking form and must be a member of the party, who hereby warrants that he or she is authorised to agree the terms and conditions as set out below.

2. PAYMENT

a) A deposit of 30% of the agreed rental is payable on booking.

b) The balance is due eight weeks before the due date of arrival. At this time we will also require a returnable cautionary deposit of £100.00 to cover any damage or breakages. Provided that there is no damage during your stay, this will be returned after the house has been checked and within 7 days of your departure.

c) Non payment of the balance eight weeks before arrival will be deemed as a cancellation and the deposit will be retained as a cancellation fee.

d) Full payment will be required for all bookings made less than eight weeks prior to arrival.

3. CANCELLATION

Cancellation must be made by the client in writing or by email more than eight weeks before the due date of arrival, in which case the deposit will be returned. Otherwise the provisions of 2c) above will apply.

4. ARRIVAL AND DEPARTURES

The rental starts from 15.30 on the day of arrival and finishes at 10.30 on the day of departure.

5. CLEANING

We ask that the house is left clean and tidy. The rental price does include the cost of two hours’ cleaning by our own cleaner after your departure but if the house is not left in a reasonable state and extra cleaning is required, then the charge for this may be deducted from the cautionary deposit.

6. NUMBER OF GUESTS

The number of guests at Alma House is limited to seven maximum (plus babies in cots).

7. PETS

We’re sorry but no pets are allowed.

8. SMOKING

This is a non-smoking property and smoking is not permitted anywhere in the house.

9. BREAKAGES OR DAMAGE

Any breakages or damage should be paid for by the client and the cautionary deposit may be used by the owners towards this expense.

10. PERSONAL INJURY AND LOSS

a) The owners will not be liable for any loss, damage or expense, including personal injury in or in connection with the client or any people staying at Alma House during the period of this rental even if caused by the negligence of the owner.

b) Every care is taken to ensure that particulars provided are correct. However, the owners shall not be held liable for any changes or alterations that may have to be made from time to time.

11. RIGHT OF ENTRY

We reserve the right to enter the property at any reasonable time, if maintenance or repairs are required. We will endeavour to notify you in advance of any such visit.