

Slumbay House

Bookings are subject to the following terms and conditions as agreed to at the time of booking:

1. General

- 1.1. Customers renting property through Bhard Enterprises Ltd (hereinafter "BEL") are referred to as "the Guest".
- 1.2. BEL merely acts as agent for the owners of the property, it does not hold any property interest. The rental arrangements are made by BEL on behalf of the Owners and the contractual relationship is directly between the Owners of the property and the Guest.
- 1.3. A contract between the Guest and the Owners will come into existence when BEL receives payment and accepts your booking by issuing a confirmation of booking for the rental period. The contract binds the Guest and all the members of his / her party. It is the Guest's responsibility to ensure that all members of his / her party accept the terms of the contract set out in these Terms and Conditions. Failure to disclose all relevant information or comply with these Terms and Conditions may lead to termination of the contract and loss of the booking.
- 1.4. Bookings cannot be accepted from persons under eighteen years of age.
- 1.5. The Owners / BEL reserve the right to refuse a booking without providing a reason.
- 1.6. The Owners / BEL reserve the right to make reasonable amendments or additions to these Terms and Conditions without notice.
- 1.7. This property is privately owned and is someone's home. The Owners / BEL expect all guests to enjoy the facilities and treat the property with the same respect they would their own house.
- 1.8. This Contract is not intended to create a tenancy. The Guest and his / her party is / are granted a licence to occupy the property between the agreed dates.

2. Duration of Rental

- 2.1. Rentals commence at 4.00pm on the first day of the rental and end at 10.00am on the day of departure unless otherwise arranged.
- 2.2. The rental period will be stated on the confirmation sent by email to the Guest when they book (the "Booking Confirmation").
- 2.3. The rental period cannot be extended unless approved by BEL. The Guest will be liable to pay the price for the extension before the extension commences.

3. Payments

- 3.1. Unless otherwise agreed by BEL in writing, the price for the rental period shall be the rent for the property as set out on the Slumbay House website at the time of booking.

Slumbay House

- 3.2. A non-refundable deposit of 25% of the holiday price is payable at the time of booking. Bookings made less than four weeks before the first day of the rental must be accompanied by the full amount of the rental charge and the refundable damage deposit (if requested).
- 3.2.1. In making a booking the Guest accepts responsibility for any theft, breakage or damage caused by him / her or any member of his / her party and agree to indemnify the Owners / BEL in full for any loss that they may incur as a result.
- 3.2.2. If provided, the security deposit will be returned within 14 days of the end of rental period, less the cost of damage / breakages. The Guest's liability shall not be limited to the amount of the damage deposit.
- 3.3. Subject to the Cancellations Policy below, as soon as the Guest is in receipt of the Booking Confirmation, the Guest shall be liable for payment of the balance of the rent, along with any additional charges that may be due in relation to the rental period.
- 3.4. The balance must be paid so as to arrive no later than four weeks before the commencement of the rental period. If the balance is not received by the due date, this will be treated as a cancellation and the Guest will remain liable to pay the balance of the rent.
- 3.5. The Owners / BEL shall not be responsible for sending reminders of the due date of full payment.

4. Cancellations Policy

- 4.1. All cancellations must be immediately notified by telephone and then in writing. If the booking is cancelled more than 4 weeks before the start of the rental period, the deposit will be forfeit. If the booking is cancelled less than 4 weeks prior to the start of the rental period then the full balance remains due and is not refundable.
- 4.1.1. BEL strongly advises that the Guest takes out comprehensive travel insurance. If the Guest chooses not to then the Guest accepts responsibility for any loss that he / she may incur due to his / her cancellation.
- 4.2. The Owners or BEL will not cancel the booking except in exceptional circumstances beyond their control. Notification will be given of the cancellation as soon as practicable and all payments made for the rental period will be promptly refunded. Any liability for cancellation will be limited to payments previously made.

Slumbay House**5. Facilities**

- 5.1. A comprehensive manual covering the facilities of Slumbay House is provided. This can be found inside the utility cupboard. Please refer to this prior to attempting to use any of the facilities. The Guest shall be liable for any damage caused through the use of these facilities in a manner not prescribed in the manual.
- 5.2. An Internet connection is available (at no extra cost), subject to technical availability.
- 5.3. TVs, washing machines, tumble dryers, fridge / freezers, dishwashers, showers, microwaves, toasters, CD and DVD players and other household equipment cannot be guaranteed. In the event of a breakdown during the rental period, every effort will be made to repair or replace an item that has failed as soon as practicable.
- 5.4. The Owners / BEL shall not be liable for any temporary defect or malfunction of any equipment, machinery or appliance in the building or grounds.
- 5.5. Bed linen and towels are provided free of charge. Please bring your own beach towels.
- 5.6. A cleaning service is not provided during the rental period.
- 5.7. A wood burner is available. Logs, kindling and firelighters are provided at the start of the rental period, but additional fuel may need to be purchased separately.
- 5.8. If the Guest and / or any member of his / her party have mobility restrictions or other disabilities then please contact BEL prior to booking to check whether Slumbay House will be suitable.
- 5.9. All inventory items must remain on the premises.
- 5.10. The garage block located on the grounds of Slumbay House is out of bounds to the Guest and his / her party.
- 5.11. The Owners and BEL retain the right of access.
- 5.12. Any problems or complaints must be immediately reported directly to BEL who will endeavour to put matters right. If BEL is denied the opportunity to put matters right during the rental period, then the Guest will waive all rights of redress.
- 5.13. Any complaints not reported to BEL during the rental period will not be considered.
 - 5.13.1. All complaints relating to the cleanliness of the property should be reported within two hours of entry to the property.

Slumbay House**6. Obligations of the Guest and His / Her Party**

- 6.1. The number of persons using the accommodation at any time must not exceed 7. The Owners / BEL reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
- 6.2. The Owners / BEL regret that children under 5 years old at the start of the period booked are not allowed. Children under 18 must be supervised by their parents / guardians at all times.
- 6.3. The Guest undertakes to pay for any losses or damages to the property and contents caused by the Guest or a member of his / her party and inform BEL immediately so items can be replaced or repaired prior to the arrival of future guests.
- 6.4. The Guest undertakes to take good care of the property and leave it in a clean and tidy condition at the end of the rental period, with exception of linen to be laundered.
- 6.5. The Owners / BEL reserve the right to make a charge to cover additional cleaning costs if the property is left in an unacceptable condition.
- 6.6. On departure all windows and doors must be checked and securely locked. Keys must be returned to the key safe and the key safe locked properly.
- 6.7. In the event that keys are not returned, then a charge will be incurred by the Guest to cover locksmith costs to change locks and replace keys.
- 6.8. The Guest undertakes not to part with possession of the property, or share it (even at no charge), except with members of the party shown on the Booking Form. All members of the party must be notified to BEL at the time of booking.
- 6.9. The Guest undertakes not to sell or transfer the booking to another party without BEL's agreement.
- 6.10. The Guest undertakes not to cause an annoyance or become a nuisance to occupants of adjoining premises. The Owners and BEL reserve the right to terminate a rental without compensation where unreasonable behaviour of the Guest and / or members of his / her party may impair the enjoyment, comfort or health of others.

7. Smoking

- 7.1. Smoking anywhere on the premises will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to and the repair of any damage or the need for extra cleaning caused by smoking will be charged to the Guest.

Slumbay House**8. Pets**

- 8.1. Pets are not allowed anywhere on the premises, unless agreed with BEL at the time of booking. Any agreement by BEL to a pet being allowed onto the premises will be accompanied by a request for a damage deposit. The repair of any damage or the need for extra cleaning caused by pets will be charged to the Guest. The Guest's liability in this respect shall not be limited to the amount of the damage deposit.
- 8.2. If allowed, pets are to be kept under control and exercised off the premises.
- 8.3. Under no circumstances shall pets be permitted in the bedrooms or on the furniture and neither BEL nor the Owners can accept responsibility for their safety.
- 8.4. Pets must not be left in the property unsupervised.
- 8.5. Any fouling of internal areas shall be professionally cleaned and the cost borne by the Guest. Any accidents must be reported immediately.
- 8.6. The Guest shall clear up any fouling of lawns, paths or outside surfaces without delay.
- 8.7. Please beware that, while the garden around the property is fenced, this does not necessarily mean it is secure for pets.

9. Personal Belongings

- 9.1. If the Guest, or any members of his / her party leave any personal belongings behind at the property after departure, the Guest will be charged the cost of postage and packaging and an administration fee to have them returned.
- 9.2. Any personal items left behind found at the property will be disposed of within 30 days if not claimed. All foods left behind will automatically be disposed of at the time of the changeover.

10. Liability

- 10.1. BEL will not be liable for any act, neglect or default on the part of the Owners or any other person not within their employ or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Guest or any other person may suffer or incur arising out of, or in any way connected with, the rental unless BEL is responsible.
- 10.2. The Owners and BEL accept no liability for loss of, or damage to, the Guest's possessions (and those of his / her party).
- 10.3. Nothing in these clauses excludes or limits the liability of BEL or the Owners for any matter which it would be illegal for them to exclude or attempt to exclude.