

## **Terms & Conditions of Hire for Arranland Holiday Cottages**

### **Basis of Occupancy**

Confirmed bookings are on the basis that the booked cottage together with associated garden ground (the Subjects) is to be used for the purposes of a holiday only and that occupancy is a holiday let to which Section 12(2) and paragraph 8 to Schedule 4 of the Housing (Scotland) Act 1988 apply.

### **Sub-letting**

The person making the booking (you) must, personally stay at the booked cottage throughout the period booked and shall not sub-let or assign occupancy of the Subjects or any part thereof at any time. You may bring family or friends onto the Subjects and they will be under your responsibility.

### **Term of Occupancy**

The Subjects will be available to you from 16h30 on the date of entry and you bind and oblige yourself to vacate them, without demand, together with all those under your responsibility and all of your and their possessions and other items brought onto the Subjects during the term at or prior to 10h00 on the date of termination.

### **Payment Terms**

A deposit of 40% of the price will be payable to secure the booking and the balance, together with a Security Bond (as defined below), will be payable not less than eight weeks prior to the date of entry whether demanded or not. No booking will be deemed to have been created unless the said deposit has been received and any booking may be deemed cancelled in the event that the balance and bond (see below) are not received timeously.

### **Security Bond and Damages**

In addition to the price you will be required to submit a bond (amount depending on which property is booked, etc.), which will be held against any damage beyond fair wear and tear, breakages, extra cleaning and other expenses in connection with your occupation, the balance being returned to you within two weeks of your departure.

### **Cancellation**

Once your booking has been confirmed, you will be liable for the whole price of the holiday let. In the event that you wish to cancel, you should give the maximum notice practicable and Arranland Holiday Cottages will use their best endeavours to re-let the booked period and, if successful, the amount(s) paid will be refunded to you after deduction of an administration fee of £35.

### **Insurances**

You bind and oblige yourself to indemnify the proprietors in respect of any damage or injury, however caused, as a result of your occupation of the Subjects and to keep the Subjects in a clean and tidy condition at all times. The proprietors, their agents or employees accept no responsibility for any loss, injury or damage to you or any person or property under your responsibility that is brought onto the Subjects unless negligence is proven.

### **Party Size**

You will ensure that the number of people occupying the Subjects shall not exceed the number accommodated, as detailed in the advertised details of the property.

### **Dogs**

You bind yourself not to bring any dogs, pets or other livestock into the house at any time without prior consent. If you wish to bring any pet onto the Subjects, this must be declared at the time of making a booking and it will be in the proprietors' sole option to permit or decline your request or require an additional security deposit or payment.

Where your request is granted and a kennel and/ or run is provided on the Subjects, your pet must be kept there or in the garden at all times when on the Subjects and not permitted in the house. You bind and oblige yourself to lift all pet droppings on the Subjects and wash down the kennel run prior to your departure.

In the event that there is evidence of a pet in the house or a failure to clear up prior to departure the additional security bond will be forfeited. ([See Dog Rules](#))

### **Reservation**

The proprietors' reserve the right for themselves, their agents, employees or tradesmen to enter the Subjects at any reasonable time with prior notice for the purpose of verifying that the terms and conditions of the holiday let are being complied with or for carrying out reasonable repair or remedial works.

In the event that the proprietors have no alternative to cancelling your booking (eg the booked property is rendered uninhabitable for any reason) they reserve the right to offer an alternative property if such is available. If this is not possible or not accepted, then a full refund will be made to you in full and final settlement.

Arranland Holiday Cottages and the proprietors will make every effort to ensure that you have an enjoyable and peaceful holiday.

Meanwhile, we look forward to your visit.