



Old Church Cottages

Chollerton, Northumberland

Self-catering
between
Heavenfield
and Paradise

Conditions of Letting

1. In these conditions, "The Owners" means MJ Framrose, and "The Applicant" means the person applying for the letting and whose signature is on the booking form.
2. Lettings are for one week except in off-peak periods. A short break is three nights. **Occupation is normally from 3.00pm on the day of arrival, and vacation of the premises is to be before 10.00am on the day of departure.**
3. The house is let, and may be occupied for holiday purposes only.
4. **The number and names of persons forming The Applicant's party shall not vary from those stated on the booking form.**
5. No animal shall be brought into, or allowed to remain on the premises without the prior written consent of The Owners.
6. **The Applicant undertakes to leave the house in a clean and tidy condition on departure.**
7. Any description of the house and its contents given by The Owners is correct to the best of their knowledge, but no warranties are given as to their accuracy.
8. Bookings will be treated as confirmed by The Applicant on the completion of the booking form, and payment of deposit, subject to availability and acceptance by The Owners in writing. The Owners shall either confirm the booking promptly, or return the deposit forthwith.
9. The Applicant shall pay any balance of rental not later than **28 days** before the letting is due to commence. Subject to the timely payment of the balance of the rental in full, the keys will be available for collection at Old Church Cottage or by arrangement. If The Applicant fails to pay the balance by the due date, The Applicant will be deemed to have cancelled the booking, and the provisions of paragraphs 10 and 11 will apply.
10. The Applicant may cancel the booking at any time by notifying The Owners by telephone, with confirmation in writing. The initial deposit will not normally be refunded (except in special circumstances, at the discretion of The Owners). On cancellation less than four weeks before the letting, the full balance remains payable.
11. In the event of cancellation of a booking, The Owners may take such steps as they think fit to re-let the house for the period, and if successful, shall refund to The Applicant the amount of rental (excluding the initial deposit), after deducting any expenses incurred in re-letting.
12. **The owners reserve the right to recover from The Applicant the replacement cost or repair of all losses, breakages, etc., not due to fair wear and tear.** The Applicant shall not replace broken glasses etc. with similar un-matching items.
13. If owing to circumstances beyond their control, it is impossible to make the house available for occupation in the condition and for the term for which let, The Owners will make all reasonable endeavors to obtain for The Applicant alternative accommodation at no extra cost. In such an event, however, the liability of The Owners to The Applicant shall not exceed the total amount paid by The Applicant as rental.
14. Except as stated elsewhere in these conditions, The Owners shall be under no liability for any act, neglect, or default of The Applicant for the time being, nor for any loss, damage, expense, accident, injury or inconvenience whether to person or property which The Applicant or any other person may cause suffer or sustain arising out of or in respect of any application or letting or otherwise howsoever.
15. **The Applicant agrees to keep such pet/pets under control at all times both in and around the premises and hereby indemnifies The Owners against all claims for loss, injury, or damage, caused either directly or indirectly.**