



INSH COTTAGE

Terms & Conditions

Minimal Rental Period

At all times of year the usual rental period is 1 week (Friday to Friday) but other booking permutations may be possible by prior arrangement.

Prices Include

Rental of Insh Cottage, 17 Ellenabeich, linen, towels, fuel starter pack for stove, bottled gas.

Prices Do Not Include

Electricity: a meter reading will be taken at the start and end of the rental period and payment will be settled on the morning of your departure unless otherwise arranged. Bookings made from January 2012 will no longer be subject to an extra charge for electricity with the electricity charge being inclusive in the rental rate.

Telephone: international calls and calls to mobiles will be charged at standard BT rates. Calls for up to one hour duration are free to UK landlines (numbers starting 01, 02 or 03).

Pets

Well behaved dogs are welcome on condition that they are not left unattended indoors at any time and not allowed on seating or bedding in the cottage. Please supply your pet's own bedding, towels for drying and blankets. A charge of £20 is applicable per dog / per week.

Making a Reservation

Contact us by telephone to verify availability of dates. Telephone bookings will be held for 10 days pending receipt of Deposit and completed Booking Form. Failing which if required, the provisional booking will be cancelled. On receipt of deposit the booking will be confirmed.

Payment of Deposit

A non-refundable Deposit of £100 is required with each booking. Bookings made within 4 weeks of the arrival date are payable in full.

Payment of Final Balance and Breakages Deposit

The Final Balance is due no later than 4 weeks before the start of the holiday. An additional Breakages Deposit of £50 should be sent with the Final Balance. The Breakages Deposit is fully refundable 10 days after your holiday subject to the cottage being left in a satisfactory condition.

Cancellation

If you wish to cancel a reservation for any reason we must be notified by telephone immediately and cancellation must be confirmed in writing within 5 days. In the event of a cancellation we will make every effort to re-let the booking and you will be reimbursed in full. If we are unable to re-let, cancellation costs will be incurred as follows:

- ≡ More than 4 weeks before booking commences the £100 deposit will be forfeited
- ≡ Less than 4 weeks you will be liable to pay the full cost of rental (i.e. Deposit and Final Balance). The Breakages Deposit is reimbursed in full.

To minimise the cost and inconvenience of cancelled bookings we would strongly advise you to take out holiday insurance.

Arrivals & Departures

The cottage will be ready for you by 4pm on the day of your arrival, and the property must be vacated by 10am on the day of your departure.

Cleaning

The property should be left clean and tidy on departure and any damages must be reported prior to departure. Property left in a dirty or inappropriate manner may result in an additional cleaning surcharge.

Smoking

No smoking is permitted on the premises.

Breakages and Damages

All breakages, damages and losses including soaked mattresses, will be charged in full.

Occupancy

The occupancy of the cottage should not exceed the number of people stated in the Booking Form. The property is only to be used for the purpose of holiday accommodation.

Security

The property must be locked when not occupied. Pets will not be left unattended for any period of time.

Vehicles / Personal Property

As well as cancellation and curtailment insurance, clients are recommended to take out holiday insurance to cover loss or damage to personal effects.

Vehicles, accessories and contents are left at their owners risk.

The proprietor will not be responsible for any loss or damage or any injury to persons not caused through the fault of the proprietor.

Restriction on Rental

The proprietor reserves the right to remove person or persons from the property due to unreasonable behaviour, damage to the property or exceeding the stated occupancy. In this case refund will be at the discretion of the proprietor.

Adverse Travel Conditions

No refunds will be given for non-arrival at the cottage due to any travel disruptions.

Availability

Each booking is made in good faith with the belief that the cottage will be available to the tenant on the date agreed. If for any reason due to circumstances outwith our control, the cottage is not available, we are unable to guarantee provision of alternative accommodation. In the event of this happening the deposit and full balance will be refunded in full. The tenant will have no further claim against the proprietor.

To improve the facilities within the cottage the proprietor reserves the right to alter or amend the facilities made available at Insh Cottage. Furthermore, we are not liable for the judgement of quality of the property facilities or for local facilities and amenities as detailed on the website.

Disputes

Any disputes shall be settled in accordance with Scots Law.



INSH COTTAGE

Booking Form

Please complete the following form in Block Capitals and return to KIM ROWSWELL, DUNMARROCK HOUSE, BALVICAR, OBAN, ARGYLL, PA34 4TE (tel: 01852 300040).

Availability must be checked by telephone BEFORE submission.

Name:

Address:

Telephone (Home / Mobile):

Email:

Booking Period (lets run from Friday to Friday unless stated otherwise on the website):

From Friday _____ To Friday _____

Number in party:

The Cost of Your Holiday

Rental of Insh Cottage	£
Dog (by prior arrangement; £20/week)	£
TOTAL AMOUNT PAYABLE	£

Charges for Electricity and Phone are payable at the end of the holiday. (Bookings after January 1st 2012 will no longer be subject to an Electricity charge).

A non-refundable Deposit of £100 is required to confirm the booking. A £50 Breakages Deposit should be sent with the Final Balance. The Breakages Deposit is fully refundable 10 days after your holiday subject to the cottage being left in a satisfactory condition.

I / we enclose a non-refundable Deposit of £100 and will forward the Final Balance of £ plus a £50 Breakages Deposit no less than 4 weeks before our arrival.

I / we have read and agree to abide by the Terms & Conditions.

Signature :

Date :