

# 27 Lake Street

## Terms and Conditions

### **Booking**

Provisional reservations can be made by telephone and will be held for one week or until receipt of 25% of full cost of stay as non-returnable deposit and completed booking form. Cheques are payable to The Bolthole and forwarded to Karen-Roberts - The Old Rectory, Fradswell, Stafford. ST18 0EY. A fully refundable fee of £100 is requested to cover any damage or breakages to the property. This will be returned to the tenant once the property has been checked and all keys returned. The balance of the holiday charge along with the security fee must be received eight weeks prior to the commencement of the booking. Late bookings must be confirmed with fees and security in full. All bookings are Friday to Friday unless stated.

### **Booking Form**

The signature on the booking form agrees to the booking conditions on behalf of all persons included on the booking form. The authorised signatory must be over 18 years old and be a member of the party renting the property.

### **Cancellation**

Cancellation of a booking must be notified as soon as possible. Every endeavour to re let the property will be made; however, if no re letting is effective; all monies paid will be forfeited. (With exception of security fee). If property is re let, all monies less the 25% deposit will be returned.

### **Tenancy**

The Tenancy created by this agreement is a Holiday Let within paragraph 9 of Part 1 of the Housing Act 1988.

Once accommodation has been booked and confirmed, you have entered into a binding contract with the owners.

### **Number in party**

The accommodation may only be occupied by the persons named on the booking form. The maximum number of persons allowed to stay in Lake Street must not be greater than four (excluding children under one year) without prior permission from the owners.

### **Entry/Exit**

Entry into the property is from 2pm on the day of booking. You are asked to vacate the property before 11am on day of departure. The accommodation must be left in a clean and tidy condition with a note of any breakages or findings needing attention. A deduction from the security deposit will be taken to cover any damage or breakage.

Visitors are responsible for replacing or repairing any breakages or damages. All damage must be reported to the owners.

### **Smoking**

This is a non-smoking property.

### **Pets**

Sorry, no pets allowed.

## **The Right to Entry**

The owners reserve the right to entry at all times for the inspection of or to carry out repairs to the internal and external property.

## **Liability**

The owners of the accommodation do not accept any liability whatsoever to any person or member of the holiday party for any personal injury, loss or damage to property however sustained or caused nor for the theft of personal possessions or money.

I am signing to say I have read and understood the above terms and conditions.

**Name**

**Address**

**Signature**

**Date**

## **Health & Safety**

The authorised signatory agrees to read these health and safety guidelines and ensure that all members in the party understand the importance of safety. Smoke alarms are fitted to ground and first floors. Fire extinguisher and fire blanket can be found in the kitchen. You must only tackle a fire if you feel capable of doing so. The fire service must be called on detecting a fire. This is to be used in emergencies only. Any tampering with the fire safety equipment unless in the event of a real emergency will result in forfeit of all security monies.

Windows on first and second floor open very wide to enable escape in the event of a fire. **All persons must be made aware of the dangers of falling from a window when fully open.** Keep windows closed or on the tilt opening. If you decide to lock windows to help prevent accidents do not hide/lose keys as they are necessary to fully open in the event of a fire.

Please turn off gas fire when leaving the property or retiring to bed. The fireplace in the middle bedroom is not to be lit as the chimney is intentionally blocked.

**Please take care when descending stairs, as they are very steep.** Use handrail provided. Please take care of steps leading to the terrace as these may be slippery when wet. Child safety equipment is not provided and is the responsibility of the parent/guardian.

This list is not exhaustive; you are responsible for your own safety. Please notify owners of any accidents or suggestions for improvement for accident prevention.

I am signing to say I have read and understood the above safety guidelines.

**Name**

**Address**

**Signature**

**Date**