

BOOKING CONDITIONS**CONTRACT OF HIRE**

The contract of hire (The Contract) is between the hirer and the owner of the property. The contract comes into effect when the hirer receives written confirmation of the booking. The hirer then becomes responsible for the total rental of the property for the booked period.

The rental commences at 4pm on the first day of agreed holiday date and ends at 10am on the final day.

Booking will be confirmed on receipt of the deposit as laid down in the booking form. The balance will be due six weeks before the start of the holiday. We reserve the right to cancel a holiday if payment has not been made by this time. If a booking is made within six weeks of the start of the holiday the full rental will be payable at the time of booking. John and Mary Jack reserve the right to refuse a booking to any person they consider to be unsuitable.

CANCELLATION BY HIRERS

Notice of cancellation must be received not less than eight weeks before the start of the rental period. If a cancellation is notified less than eight weeks before the start of the booking the hirer will be liable to pay the balance of the rent due. In all instances, cancellation must be immediately notified to John and Mary Jack by recorded delivery or registered post.

CANCELLATION BY OWNERS

In the event of force majeure, outside the control of the owners, causing the property to be unavailable, a full refund of all monies will be paid. Every effort will be made either to arrange alternative accommodation for the same period or other acceptable dates.

AMENITIES

The use of all accommodation and amenities is entirely at the hirers risk. Baggage and personal belongings are the hirers risk at all times and no responsibility can be accepted for loss or damage to any car or its contents. John and Mary Jack cannot accept liability for happenings outside their reasonable control, such as sudden invasion of pests, damage resulting from exceptional weather conditions resulting in loss, injury or accident. The hot tub is available for use entirely at the hirers risk, we suggest that children are always accompanied.

BREAKAGES

We do not charge for minor breakages nor ask for a deposit to cover possible damage costs, but we do request that you let us know if something meets with an accident so that we can replace it. In the unlikely event of a major breakage, e.g. a window or TV screen we would expect the hirer to meet the cost.

HIRERS RESPONSIBILITY

The hirer is responsible for the property and is expected to take all reasonable care of it. All equipment, utensils etc. are requested to be left clean and tidy and the end of the rental period.

SIZE OF PARTY

The size of the party should not exceed the number laid down in the property details, except by prior arrangement.

COMPLAINTS

Any complaints about the property should be directed to the owners on site. If after this the hirer feels the problem has not been solved, the complaint should be made in writing to John and Mary Jack within 7 days of leaving the property.

LEGAL

In the event of a dispute arising between the owners and the hirer, which cannot be resolved, such disputes shall be referred to a mutually agreed arbitrator, failing this, on the application of the hirer or the owner to the president for the Law Society of Institute of Arbitrators. For the time being, subject to the provision of the Arbitration Act 1950 (as amended)