

### **Terms & Conditions**

A non refundable deposit of £100 per week is part payment of the total amount of the holiday.

If you are booking your chosen week/s less than six weeks before the commencement date of your holiday you will be required to pay the cost of your chosen week/s in full. Please send your remittance to the following address:-

Mrs S Baldwin  
96 Mariners Way  
Maldon  
Essex  
CM9 6YW

#### UK Domestic Bookings

Cheques should be made payable to "Mrs S Baldwin"

Payment via Online or internet banking can be made using our account details:- Bank: First Direct, Sort Code: 40-47-70, Account Name: Mrs S Baldwin & Mr S Baldwin, Account Number: 60571512

Your electronic booking will be held for a maximum period of 7 days. If we have not received your deposit after the 7 day period has elapsed your preferred week/s will be re-advertised and your booking will not be held.

#### Overseas Bookings

Visitors from outside of the United Kingdom are requested to make payments through their own bank direct to

First Direct,  
40 Wakefield Road  
Leeds  
LS98 1FD  
England  
Sort Code: 40-47-70  
Account Number: 60571512  
International bank account no. GB69MIDL40477060571512 BIC Code: MIDLGB21FDL

#### Cancellations and refunds

When booking your stay we strongly recommend that you take out holiday insurance. Such policies are available through most independent brokers at relatively low cost and should include third party liability. This insurance will provide cover should you need to cancel your holiday or should you cause any damage at the property. The balance of your holiday is payable no later than six weeks prior to your stay. Should you need to cancel your holiday, refunds will be issued using the following scale.

More than 6 weeks prior to your stay: No refund of the deposit

Between 4 – 6 weeks: 25% of your total cost refunded.

Less than 4 weeks prior to your stay: 0% of your cost refunded.

#### General conditions

1. Bookings are arranged between 'The Hirer' and the owner of Marjorie Cottage. Mrs Susan Baldwin ('Mrs Baldwin').

2. Contract - A binding contract between the Hirer and Mrs Baldwin shall be entered into on and Mrs Baldwin issuing the Holiday Confirmation of Booking Form.

3. Limitation of Liabilities - The use of the accommodation and the amenities at Marjorie Cottage is entirely at the Hirers own risk. Neither Mrs Baldwin, nor the acting agent, shall be under any liability to the Hirer or to third parties, for any injury, or for any loss or damage to the Hirers belongings, howsoever arising. No responsibility can be accepted for loss or damage to any car or its contents.

4. Number of People - The number of people using Marjorie Cottage shall not exceed 4 persons over the age of 2 years. A fifth person may be accommodated at the discretion of the owner and agent for Marjorie Cottage. A cot is deemed to be suitable only for children under the age of 2 years.

5. Access - Mrs Baldwin or her representatives reserve the right for the purpose of maintenance or repairs etc, to enter Marjorie Cottage with or without workmen (even in the absence of the occupier) at any reasonable time during holiday occupancy.

6. Repair - The Hirer undertakes to keep the premises and all furniture, fixtures, fittings and effects in or on the premises in the same state of repair and condition as the same are at the commencement of the letting (reasonable wear and tear excepted) and shall replace with similar or at least equal value, or if the owner requires, to pay the owner the value of any of the premises, furniture, fittings & effects so destroyed or damaged as to be incapable of being restored to its former condition. The owners and agents for Marjorie Cottage, reserve the right to pursue costs incurred to repair any damage caused to any part of the property or furniture by the guest. The guest that has made the booking will be deemed responsible for, and therefore liable for, any costs incurred in repairing the damage. Upon arrival at the property, should the guests find any breakages at, or damage to the property, the guests are asked to complete a written damage report form (available in the welcome folder) and contact the owners and agents as soon as possible and report such damages.

7. The occupants or hirer will ensure that the Marjorie Cottage is left clean and tidy on departure.

8 The owner reserves the right to withhold all or part of the key deposit should the hirer fail to leave the cottage in a reasonable and tidy state.

9. Arrival and Departure - Marjorie Cottage may not be occupied before 2 pm on the day of arrival and must be vacated before 10 am on the day of departure.

#### Our Smoking and pet policy

10. The owners of and agents for, Marjorie cottage operate a strict no smoking policy in accordance with UK Legislation introduced on 1<sup>st</sup> July 2007.

It is now a criminal offence to smoke in public places enforceable by a fine of up to £200. This law coincides with the terms and conditions set by our insurer and the policy that they provide. Guests that smoke are very welcome to stay at Marjorie cottage however we do please ask you to refrain from smoking inside of the property. Breach of this condition will result in the guest being asked to vacate the property at short notice. Additionally the guest that has made the booking will be deemed responsible for, and therefore liable, for any costs incurred should there be a fire, accident or damage caused by cigarette burns.

11. For the comfort of all future guests, the owners of and agents for, Marjorie cottage operate a strict policy regarding pets. No pets are allowed at the property even if they deemed well behaved by the pet owners or not. Breach of this condition will result in immediate termination of the contract and the guest being refused either entry to the property or being asked to vacate the property at short notice. Additionally the guest that has made the booking will be deemed responsible for, and therefore liable, for any costs incurred should there be any damage caused by the pet including and additional expenses incurred in cleaning the property.

12. **We regret that due to the demands of our insurers, we cannot allow our guests use of the wood burning stove without written consent of the owner (Mrs Baldwin). If consent is given to use the wood burning stove, the guest is held totally responsible financially should there be any damage caused by the appliance. This condition has been added at the insistence of our insurer who will deem any breach of this condition in violation of the terms of the policy and will cancel the insurance contract with immediate effect.**