

Tulk House Rental Terms and Conditions

Payment

An amount equal to 50% of the total rental is due with confirmation of booking. The balance of 50% together with a £500 Damage Deposit is due not less than 60 days prior to arrival.

Cancellations

All cancellations must be notified in writing or by email and acknowledged by the Owners.

Cancellations received more than 60 days prior to arrival incur a handling charge equal to 10% of the total rental.

Cancellations received between 30 and 60 days prior to arrival incur a charge equal to 50% of the total rental.

Cancellations received less than 30 days prior to arrival incur a charge equal to 100% of the total rental. The Damage Deposit is refunded in full.

Damage Deposit

A deposit of £500 is required with the final balance. This is fully refundable within 14 days of departure, provided the following provisions are met:

1. The property is left clean and tidy on departure.
2. Beds are stripped and used towels are left on the floor of the en-suite.
3. No damage is done to property or its contents, beyond normal wear and tear.
4. No charges are incurred due to illegal activity or services rendered during the stay.
5. No telephone charges are incurred.
6. The Maximum Occupancy has not been exceeded.
7. All debris, rubbish and discards are placed in the outside dustbin.
8. Used dishes are placed in the dishwasher and cleaned.
9. No attempt has been made to gain entry to locked cupboards.
10. All windows and exterior doors are locked and all keys other than the front door key are left on the dining table.
11. The front door is locked and the key replaced in the key-safe; the spare key is left on the shelf just inside the apartment.
12. Any charges accrued during the stay are paid prior to departure.
13. No towels or linens are lost or damaged.
14. No charges have been incurred due to early arrival or late departure.
15. No additional cleaning costs are incurred due to smoking, carpet stains, breakages etc.
16. No additional costs are incurred owing to nuisance to neighbours.
17. No pets have been kept on the property.

Included Costs

Rates include:

- Pre-arrival cleaning.
- Provision of linen and towels for the number of people/beds booked.
- Utilities (electricity, gas, water).
- Unlimited Internet access.
- Post-departure damage and inventory check.

Not Included

Rates do not include:

- Daily housekeeping or mid-stay cleaning or laundry. Additional housekeeping services may be available by agreement.
- Use of telephone line.

Check-in and Check-out

Check-in time is 16:00hrs GMT.

Check-out time is 11:00hrs GMT.

Occupancy

The number of occupants during the rental period is set out in the booking confirmation. Additional occupants (ie. overnight) are not permitted and will be subject to a surcharge of 5% of the total rental per person per night. Under no circumstances may the number of occupants exceed the Maximum Occupancy of five persons staying overnight.

General

No Smoking. Tulk House is a non-smoking property. This means no smoking anywhere within the house even standing by open windows or on the balcony.

Telephone. Use of a telephone is not included in the rental. Any telephone charges incurred will be deducted from the Damage Deposit. The Renter will be liable for any telephone charges over and above the amount of the Damage Deposit.

Towels. Towels are provided for use within the house.

Parking. Cars must be parked considerately in the visitors' parking area immediately to the left at the end of the drive. There is a turning space adjacent to the main entrance door; a car may be left there temporarily for loading/unloading of luggage, shopping etc.

Maintenance. From time-to-time it is necessary to carry out maintenance on the apartment. We always try to schedule this when it is not occupied. If this is not possible then, with reasonable notice, the Owners reserve the right to carry out necessary maintenance which may include gaining access to the inside of the apartment.

Laundry. Please do not place laundry to dry on the balcony. It is against the terms of our Lease to dry washing where it can be seen by other residents. If you have time when you leave, we ask you to start a wash for used towels as this saves us time during the changeover.

Consideration and Nuisance

Renters are asked to behave with consideration to other residents and not to cause nuisance of any kind, including but not limited to:

- Making excessive noise or allowing excessive noise to be made at any time.
- Playing loud music outside the apartment.
- Loud music, TV etc. inside the apartment after 23:00hrs.
- Playing of games in the car park.
- Leaving rubbish outside the apartment or in common areas.

If you feel other residents are behaving inconsiderately or allowing dogs to cause a nuisance, you should initially approach them in person. If this does not resolve the problem, please contact the Owners directly and they will take whatever action is appropriate.

Liability

The Owners accept no responsibility for any personal or third-party injury during the rental period howsoever caused.

The Owners accept no responsibility for damage to or loss of personal property during the rental period howsoever caused.

The Owners have taken out the statutory Public Liability insurance.

The Renters are expected to take out the necessary Holiday Insurance to cover personal and third-party injury together with property loss and damage.

Cancellation by Owners

If due to unforeseen circumstances or with reasonable cause it should be necessary for the Owners to cancel a booking they will provide not less than 30 days' notice and shall refund all monies paid to date by the Renters.

Falsified Bookings

Any booking obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

Exceptions

Any exceptions to the above policies must be agreed in writing in advance of arrival.

Name:

Signature:

Date: