

Cranbourne Walberswick IP18 6UQ

## Terms and Conditions

1. By booking Cranbourne you are agreeing to be bound by all the Terms and Conditions. This contract commences, and binds both parties, on transfer of the deposit. Unless expressly agreed in writing all contracts apply to single bookings of 1 or more consecutive weeks.
2. CRANBOURNE is let only for holiday accommodation and for no other purpose. It applies only to those times booked and paid for and confers no right of occupancy before or after these dates. Only the people and dogs included on the booking form or otherwise agreed with the owner before the visit may stay. The person making the booking must be over 18 years old and take responsibility for the reasonable care of the property and good neighbourliness.
3. A BOOKING DEPOSIT of 20% of the total rent is payable to reserve the property and then the balance paid no later than 8 weeks before your date of arrival. If booking closer than 8 weeks to your arrival, the full amount is to be paid when your booking is accepted. Bank details will be provided for payments.
4. No DAMAGE DEPOSIT is required. Any accidental damage or loss is to be reported immediately by email to [cranbourne@walberswick.net](mailto:cranbourne@walberswick.net) or text/phone 07999 699 600 to speed replacements or repairs. Visitors should contribute a fair payment towards any expense incurred.
5. CANCELLATIONS BY YOU must be confirmed in writing or email before the letting is readvertised. If successfully re-let, you will be refunded as much rent as is recovered. Otherwise you will forfeit all payments. In the unlikely event (such as fire or flood damage) that the property becomes unfit for letting, you will be refunded the full amount you have paid but no additional amount. **You may wish to insure your holiday.**
6. ARRIVAL AND DEPARTURE. The letting runs from 4:00pm on the date for your arrival to 10:00am on the morning for your departure. You should leave the house clean and tidy ensuring the cooker, fridge and kitchen cupboards are empty and clean with all household waste placed in appropriate collection bins. Also please leave furniture and kitchenware arranged as you find them on arrival. When leaving, please make sure you remove all your possessions and leave the house secure with all keys returned to their hooks or pushed through Cranbourne's letter box.
7. PERSONAL POSSESSIONS found following your departure will be returned but p&p may be requested. **You may wish to insure your personal possessions.**
8. The SWIMMING POOL is available from April to October with a guaranteed temperature of 28 Degrees. The pool is separated from the garden by an enclosure with a gate and digital padlock. You are responsible for the safe use of the pool and ensuring children are supervised at all times and no dogs ever enter the enclosure. The shed and plant housing by the pool are secured by digital locks as they house potential hazards and therefore must not be entered. Do not bring glassware or other breakable items into the pool enclosure. Please supply your own towels and not use those provided for bathroom use.
9. CHILDREN are very welcome. A high chair and cot are provided and will be in place if requested in advance.
10. DOGS up to a maximum of two are welcome providing -
  - a. They are kept under control at all times and are fully housetrained, quiet and well behaved so as not to cause damage or nuisance.
  - b. Dogs are clean and dry when entering the house and at all times kept off furniture and excluded from the swimming pool and its enclosure.
  - c. Dogs never left unattended either in the house or vehicles outside.
  - d. All dog mess is bagged and then disposed of promptly either in public dog waste bins or within a liner in the general refuse (all grey wheelie bin). A plan of dog waste bin locations in Walberswick is in the Cranbourne visitors' folder.
  - e. You provide suitable dog beds and feeding bowls.
11. Cranbourne is insured for Public Liability. No further liability is accepted for loss, damage, personal injury or accident during your stay. If you are aware of any hazard you should notify [cranbourne@walberswick.net](mailto:cranbourne@walberswick.net) or by text/phone 07999 699 600. **You may wish to insure for personal accident or personal public liability.**

12. FAILURE OF ELECTRICAL AND PLUMBING APPLIANCES may not be compensated but every effort will be made to repair any fault following notification to [cranbourne@walberswick.net](mailto:cranbourne@walberswick.net) or by text/phone 07999 699 600. Do not remove batteries from any remote controls or equipment unless replacing with new.
13. SMOKING is not permitted in the house.
14. WiFi and Internet access is available but under no circumstances to be used for downloading copyright protected material, pornography or for other illegal purpose.

27<sup>th</sup> May 2021