

HARBOUR HOUSE - BOOKING FORM

Property (Flat 1 or 2?).....

Name of person making booking:.....

Address:.....

.....Postcode.....

Email(optional).....Tel.....

Mobile (useful if we need to contact you during your stay).....

Car reg.....Make.....Colour.....

Names of additional party members (incl. age if under 18)

.....
.....
.....
.....

Dates required:

Arrival:.....Departure.....# nights

How did you hear about us?...* via Lymeregis.com website/ Tourist board/ Sign on building/
*please circle airbnb/ stayed before /recommendation / other.....

One third deposit *due on booking* £.....

Final balance *due 6 weeks before arrival* £..... Total £.....

Security deposit *due two weeks before arrival* £

Travel cot required?..... Yes/No* High chair required? Yes/No *..... *Please circle

Confirmation preferred byemail / post * Keycode preferred bytext/post*

I am happy to be contacted (very occasionally) after my visitYes/No*

Please make send booking form and cheque payable to 'Harbour House' to:
Mrs Ali Stait, Pound Cottage, Brampford Speke, Exeter EX5 5DU or email a scan
(We can provide bank details for transfer if preferred).

I confirm that I have read and accept the 'terms and conditions of hire '. I am over 18
years of age and wish to book the accommodation for the above dates.

Signature.....Date.....

Property address (not for correspondence):

Flat 1, Harbour House, Cobb Road, Lyme Regis, Dorset, DT7 3JT

Correspondence address: Mrs Ali Stait, Pound Cottage, Brampford Speke, Exeter, EX5 5DU

Tel. 01392 841507 mob 07 977 117 207 email: harbourhouse Lyme@gmail.com

Website: www.bythecobb.co.uk

HARBOUR HOUSE, FLAT 1 & FLAT 2

TERMS AND CONDITIONS OF HIRE /BOOKING CONDITIONS

The headings below are for guidance only and do not form part of the terms and conditions.

Owners - Mrs A Stait and Mr M Baker

The person making the booking (you/the hirer) must be over 18 years of age, must be staying in the property with the group, agrees to be responsible for the people occupying the property and is authorised to agree to the terms and conditions on behalf of all members of the group.

All adult members of the group must be named on the booking form and numbers occupying the flat must not exceed those declared when booking, without prior written consent. No parties with non-group guests are to be held in the property or on the Flat 1 roof.

No stag, hen or similar groups allowed.

No pets are allowed in the property . (For allergy sufferers this in not to be taken as a guarantee that no animal has been in the property).

Consideration must be given to other occupants of the building and neighbouring properties.

We (the owners) reserve the right to terminate the tenancy immediately and make additional charges if we become aware that the above conditions are not complied with.

All bookings are taken on the understanding that they are for holiday purposes only and the property must be vacated promptly at the end of the booked period. A licence under these Conditions is granted by the Owner to you for the purpose of a holiday and is not intended to create the relationship of landlord and tenant between the parties. You shall not be entitled to a tenancy, or to an assured short hold or assured tenancy, or to any statutory protection under the Housing Act 1988 or to any other statutory security of tenure now or when the Holiday Period ends. When you submit a booking via our online booking system you will receive an automatically generated booking email to the email address you provide in the booking form. This does not form a contract. A contract shall only arise between 'You' and the 'Owner' of the property when your booking is subsequently confirmed in writing via a letter of confirmation sent to you by post or email.

The licence under these Conditions is personal to you. You must not use the Property except for the purpose of a holiday during the Holiday Period, and not for a longer period. If you or any member of your party fails to vacate after the Holiday Period, the Owner shall be entitled, apart from other remedies to charge you a fee proportionate to the Holiday Rental for the continued period of occupation.

When booking please ensure that the accommodation and location is suitable for your requirements. There is no evacuation equipment or lift and the property is **not suitable for those with poor mobility**. Accommodation details and access statement are on our website www.bythecobb.co.uk

PAYMENTS AND CANCELLATIONS

A non-refundable deposit of one third of the cost of the hire is required at the time of booking. The non-refundable balance is required six weeks before commencement of the hire period. If a cancellation (by email or in writing) is notified to us later than six weeks before the start of your holiday the full balance will be payable. Refunds are entirely at our discretion and dependent on whether we are able to re-let. Please therefore ensure that you arrange holiday insurance.

If the final balance is not received after our reasonable attempts to contact you we reserve the right to cancel your booking with either no deposit refund or a refund at our discretion.

A refundable security deposit is applicable to some bookings. This is due with your final balance payment and a refund will be sent within one week of the end of the holiday, subject to any deductions for damage, staining, unreasonable cleaning required or for breach of conditions.

Prices include all heating, light and reasonable broadband/wi-fi usage. Flat 2 prices include one parking space all year round. Flat 1 sometimes includes one parking space which will be indicated when booking. Pillows and

duvets are provided but not linen and towels. There are no extra charges for high chair, travel cot or bed guard and there is no booking fee.

EXTRA CHARGES

Small breakages (<£5) are not charged for but please report them so that replacements may be made. The hirer is liable for the costs of other breakages, damage or staining. Please notify us immediately of anything which may affect later visitors.

We reserve the right to make charges for extra guests not included on the booking form unless permission is sought in advance, and to terminate the tenancy immediately if we become aware that pets or extra guests are occupying the property. Your liability is not limited to the amount of security deposit paid.

We require re-imburement for any bank charges we incur in respect of unpaid cheques or foreign bank transfers.

SAFETY CONDITIONS

Hirers of the property and other group members agree:

-that they use the roof terrace (Flat 1 only) at their own risk and observe the safety advice, which is not exhaustive, shown at the foot of the stairs in the lounge and in the welcome book . In particular children and vulnerable adults will not operate the roof hatch, will not go on the roof without adult supervision and that furniture will not be left near the parapet walls.(This paragraph for Flat 1 only).

-that children and vulnerable adults will not be left on the exterior balconies and stairways without supervision.

- they are responsible for using the window locks immediately on arrival, if they think it necessary, to prevent children or vulnerable adults from falling or throwing objects from windows (keys provided).

- to read the safety notices and fire alarm instructions in the welcome book, on arrival.

No smoking or naked flames allowed inside the property.

Evacuation aids for use in case of fire (e.g. evac chairs) are not provided. The building is unsuitable for those with poor mobility.

OUR LIABILITY

If for reasons beyond our control, or due to genuine mistakes made by us, the property becomes unavailable or uninhabitable our maximum liability is limited to the full amount paid for the hire. Refunds will not be given if broadband/wi-fi/parking is unavailable due to circumstances beyond our control. Refunds will not be given if any equipment/appliances/furniture cannot be used due to unforeseen circumstances. Every reasonable attempt will be made to rectify any problems which arise before or during your stay. Partial refunds for inconvenience are entirely at our discretion. You should advise us as soon as possible of any problems encountered in the property. We do not accept liability for any injury or loss to any person, property or vehicle or for any inconvenience or disruption from the surrounding properties or area.

TIMINGS

Unless special arrangements are agreed, the accommodation and parking (if included) for **Flat 1 will be available from 2.00pm on day of arrival until 10.00am on day of departure.**

The accommodation and parking space for **Flat 2 will be available from 3.00pm on day of arrival until 11.00am on day of departure.**

OTHER CONDITIONS

If we consider it necessary we will be allowed access to the property at any reasonable time during occupancy and will make reasonable efforts to notify the occupants in advance.

You are asked to leave the property in a clean and tidy condition and to leave on time in order for us to be able to have the property ready promptly for the next occupants. You must ensure the property is locked at all times when no-one is there or if everyone is on the roof (Flat 1).

We reserve the right to reduce or increase the price of un-booked weeks at any time.

12 March 2019