

# Kinnaird Woodland Lodges

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## TERMS & CONDITIONS OF HIRE – weekly and longer bookings

**Payment: Weekly Bookings:** A non-refundable booking deposit of £150 per week is payable by cheque at the time of booking, made payable to Pitlochry Property Management. The remaining balance is payable 8 weeks prior to your date of arrival. Christmas & New Year week bookings - £250 deposit is required to secure the reservation. If booking date is less than 8 weeks from rental date, full amount is payable on booking, payable by any method- cheques made payable to Kinnaird Woodland Lodges. All credit card payments incur a 2.5% fee.

**Rental Period:** The rental period is from 4.30pm on the day of arrival to 10.00am on the day of departure unless other arrangements have been agreed with the proprietors. Latest check-in on arrival day is 10.00pm. A late check-out request will be considered.

**Insurance** The owners insure their own property against fire and theft and will in no circumstances be held liable for any loss or damage to holidaymakers' property. Holidaymakers are advised to take out their own Holiday Insurance covering loss of baggage, personal effects and cancellation.

**Cancellation Policy:- You are advised to take out cancellation insurance.**

Should you wish to cancel your booking please advise us in writing. Bookings cancelled up to 8 weeks prior to arrival will forfeit the non-refundable deposit paid on booking. For cancellations made within 8 weeks or less of arrival - we will make every effort to re-let the property and should we succeed in doing so then we will refund the balance paid less any costs associated with re-letting the property e.g. agents fees or commissions etc. If the property is not let unfortunately we cannot make a refund.

If we, the accommodation providers, are prevented, because of circumstances outside our control, from putting the accommodation at the disposal of the hirer on the starting date, the full payment shall be refunded but the hirer shall have no further claim against us.

**Linen** All bed linen is provided. Tea towels, bath mat and a hand towel are supplied, bath towels are not provided but can be hired to guests at a charge of £10 per towel.

**Electricity & Heating** Payable by the hirer as used, charged at cost by way of £1 coin meter.

**Extra Guests** The number of persons occupying or visiting the property must not, at any time, exceed that completed on the booking form, unless prior arrangements has been made with the proprietors.

**Children** We are very happy to accept children in Craigower and Ben-y-Vrackie Lodges and children over 10 in Shiehallion Lodge, provided that they are respectful of other guests who may be enjoying a quiet holiday. Children must not be left unsupervised.

**Your Responsibilities** The hirer is responsible for the condition of the property and its entire contents during the hire period, fair wear and tear accepted. The hirer will in the first instance report any damage or breakages to the owners. The hirer agrees to leave the property and contents in a clean and tidy condition. If there are any necessary excessive cleaning costs or damage to the property after departure the costs will be charged to the hirer's credit card. For the benefit of the next guests staying in the property, please advise us of any breakage or damage as it occurs so that we can rectify it for the next party arriving.

**Pets** Unfortunately we do not allow pets, either in the property or to be left in cars in the parking area.

**Smoking** is not permitted in the property. You may smoke outside your property, but we would ask that you do not leave any cigarettes on the ground, please dispose of them responsibly. Failure to observe these conditions will result in the hirer being charged a fee of £200 plus any additional cleaning costs incurred. Please close doors if you are smoking on the patio.

**Parking** A parking area is provided. Parking on this ground is at owner's risk and the proprietors accept no liability of damage to, loss of or theft from vehicles.

**We reserve the right to gain entry to the property at any time and to terminate occupancy without notice or refund in the case of breach of this contract.**