

Little Elim

Terms and Conditions

Payment

We are happy to accept cheques or cash payment in british pounds sterling. Please make cheques payable to Mrs Gail Goatley and send them to us at our contact address below.

Deposit & Balance

A deposit is required at the time of booking to secure your reservation, the amount of which varies according to the length of your planned stay:

<u>Length of Stay</u>	<u>Deposit</u>
One night	Full amount due
Two nights	50% of amount due
Three nights	50% of amount due
Weekly rental	£100 fixed sum

The balance of your holiday cost must be received by us at least 28 days before your holiday is due to start. Your booking cannot be guaranteed unless full payment has been received by this time.

Cancellations

Once you have paid your deposit and we have confirmed your booking, no cancellations can be accepted. Refunds will only be made at our discretion if we are successful in re-letting the property. An administration fee of £50 and any expenses incurred will be deducted from any refund.

Non-Arrival

No refunds will be made in the event that you do not arrive at the start of your booked period.

Travel to the Isle of Arran is by ferry and services can occasionally be disrupted due to bad weather even during the summer months. We strongly advise that you take out holiday insurance to cover yourselves in the event you cannot reach/leave the island on the dates planned.

Non-Availability

In the unlikely event that for any reason outside of our control we are unable to provide access to the property for the period booked, we will refund all payments made and you shall have no further claim against us.

Arrival and Departure

Normal arrival is after 4pm and before 9pm on the first day of rental. Please ensure that you vacate the property by 10am at the latest on you day of departure to allow time to make the property ready for the next guests. It is a condition of rental that you vacate the property at the agreed time without prior warning or process of law.

Occupancy

We will agree with you at the time of booking the number of people who will be staying. Additional persons are not permitted to stay without our prior agreement. Failure to comply with this term may result in immediate termination of the rental without notice or compensation.

We reserve the right to decline access to the property to any person or persons who in our opinion is/are not suitable to take charge. In such circumstances all monies paid will be refunded in full and our agreement will terminate without liability on our part.

Condition

It is a condition of rental that you agree to keep and leave the property clean, tidy and undamaged. You must agree to pay for all damage or breakages at their replacement value. When excessive cleaning is required we reserve the right to charge you for this.

Nuisance

We reserve the right to terminate your stay if you or members of your party are believed to be causing a nuisance to the neighbours or if you are not treating the property with due respect.

Access to the Property

We reserve the right to enter the property during your stay.

Equipment

Every effort is made to ensure that all items in the property are in good working order. However, no guarantee is given or liability accepted if any breakdown occurs. You must report all breakdowns to us as soon as possible. We will make every effort to undertake any repairs required in a timely fashion.

No Smoking Policy

Little Elim is a non smoking property and no smoking is permitted anywhere inside the building under any circumstance whatsoever.

Dogs & Pets

Regrettably pets are not permitted at Little Elim.

Liability

Use of our property is at your own risk and we accept no responsibility for any accident or injury to the occupants or for loss or damage to your property howsoever caused during your stay. We strongly advise that you take out adequate holiday insurance for your stay.

Basis of Rental

The contract between you and us is on the terms of Schedule 4, Section 8 of the Housing (Scotland) Act, 1988 and confers on you as the hirer the right to occupy the property for the period agreed for holiday purposes only.

Contact Information

Owner	Mrs Gail Goatley
Correspondence Address	Elim Silverhills Whiting Bay Isle of Arran KA27 8QL
Telephone	01770 700645
Email	ggoatley@btinternet.com

18 January 2011