

Penbridge Court Estate Holiday Rental Terms and Conditions

Please read these conditions carefully. When you make a reservation you are entering into a legally binding contract the terms of which are set out in these conditions.

MOST IMPORTANT LOCAL RULES

We would like also to take this opportunity to emphasise some of the important "local rules":

- ● **Noise** - we ask for no excessive noise outside after midnight. The neighbouring property has "foaling mares". (i.e. pregnant and sensitive horses)
- ● **Noise** - no "boom boxes" outside, or, if inside, please close all windows.
- ● **Absolutely no fireworks** - again, these tend to freak out the horses.
- ● No drugs or illegal substances.
- ● No dogs unless previously agreed.
- ● No smoking inside - all "dog ends" outside to be picked up.
- ● No littering, especially over neighbouring walls or fence.
- ● No grafitti.

Overall, we ask you to treat Penbridge Court with respect, and, as far as practicable leave it as you found it and to notify us of any accidental damage or staining. We do understand that your stay is for the enjoyment of all and of course we make allowances for accidental damage and wear and tear. Many Thanks.

Outline

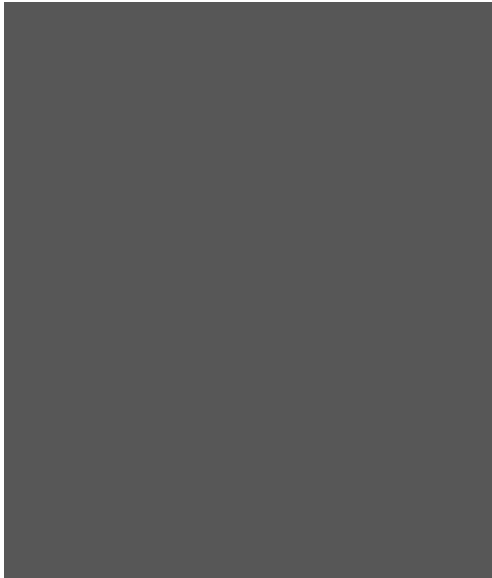
This contract for a short term Holiday Rental is between Sarissa Properties Limited (referred to as 'us' or 'we') and the person making the booking for Penbridge Court (the 'accommodation') and all members of the holiday party (referred to as 'you', 'your' and 'the client'). The contract of hire is effective from receipt of your booking form deposit and is subject to these following booking conditions.

The person making the booking must be at least 18 years of age and will be responsible for all payments, including any as a result of damage to the property or contents during the period of the rental. The person making the booking is also responsible for ensuring all members of the party are aware of the terms and conditions.

Any problems during your stay should be referred to representatives of Sarissa Properties Limited at the earliest opportunity and you agree to allow reasonable access to the property should there be a need for immediate repair or essential maintenance during your stay.

Booking and Payment

1. A provisional reservation for any available holiday period can be made completing the booking form. Confirmation of a booking is made on receipt of a 20% deposit. The balance of the rental charge for the full period of the holiday and for the damages and due care deposit is to be paid 3 months prior to the start of the holiday. Although a reminder will be sent, prompt payment of the balance is the responsibility of the Client. However, non-payment on



or before the 3 months prior date may result in loss of both booking and deposit. Payment must be made by one person for the whole group. Payment is made by BACS or PayPal. If payment must be made by debit or credit card then this can be done via Owners Direct – property number E6984.

2. The cautionary deposit is £500 for most groups. For groups that are predominantly under the age of 30, “hens”, “stags” and corporate booking the cautionary deposit is £1000. It is preferred that this payment is made via PayPal to penbridgecourt@gmail.com - this allows for rapid return of funds without the need to exchange bank details. This will be refunded at the end of your stay, once confirmation is received that all is well.

3. Reasonable deductions to take account of, for example, lost keys, accidental damage or staining requiring extra cleaning, excessive rubbish or recycling, failure to leave the accommodation reasonably clean and tidy etc. can be made at our discretion.

4. You agree to cover the costs of loss, costs, expenses and claims arising from damage caused to the accommodation and/or its contents by the deliberate or negligent act or omission of any of your party during the period of rental. In the event that you or anyone staying at the property during your reservation period causes damage or incurs a need for additional professional cleaning services you will be notified in writing of the details of any extra costs incurred within 10 working days after the end of the reservation period and this amount shall be deducted from the Deposit. Wilful damage such as graffiti will result in the immediate forfeit of the Cautionary Deposit

Cancellation

5. Cancellation of a booking must be made in writing or by email to penbridgecourt@gmail.com If the cancellation date is less than 3 calendar months prior to start of the holiday, the booking deposit will not be returned.

6. If the cancellation date is less than 12 weeks prior to start of the holiday, the full rental charge will be incurred, unless we are able to re-let the Accommodation for the whole of the rental period, in which case only the deposit will be retained. We will use reasonable endeavours to re-let the property. If we are successful you will be refunded the difference between the amount paid, less the deposit and sums received from the re-letting after deduction of all costs and expenses incurred by us.

7. You are strongly advised to take out your own holiday cancellation insurance cover.

8. We reserve the right to cancel any booking without reason up to 3 months prior to stay and before the full amount is paid. If we have to cancel a booking we will return any payments received to secure the booking but will not otherwise be liable for any loss caused by such alteration or cancellation.

Arrival and Departure

9. Arrival. The Accommodation will be available from 4:00 pm on the day of arrival and should be vacated by 10:00 am on the day of departure. If you want to arrive earlier or depart later this may be possible on a case by case basis. You will be met by one of the team on arrival.

10. We ask that leave the Accommodation and its contents in a clean and tidy state as at the start of the rental period - as far as practicable - and that you notify us of accidental damage or staining, esp red wine, coffee, make-up, dog paws.

11. Departure. Guests are required to depart by 1000 am to allow the cleaning and turn-around team enough time to prepare the property for the arrival of the next set of guests later that day. Please bear in mind that with a property of these proportions and with a large group of people, it invariably takes longer to vacate than anticipated. We would advise that you plan ahead and even begin your preparations the previous day/evening. It is expected that all washing up is done, the dishwasher loaded, all litter and other detritus is cleared up and placed in bins, recycled as appropriate, and that the remainder of the Accommodation is left in good order. This includes ensuring that the cooker, oven, fridge, kitchen work surfaces and kitchen floor are clear of food residue. Any furniture that has been

moved should be replaced in its original position. Refuse needs to be placed in the appropriate bins and recycling boxes.

Occupancy

12. Under no circumstances may more than the maximum number of persons agreed with us occupy the accommodation. We reserve the right to refuse admittance if this condition is

not observed. Any persons other than members of your party must not use the facilities of Penbridge Court Estate. Day visitors are permitted by prior agreement with us.

13. We reserve the right to repossess the property at any time where you or any member of your party have caused unreasonable damage or nuisance and in such event we shall not be liable to make any refund whatsoever.

14. You and your party must not use the Accommodation or allow its use for any dangerous, offensive, noisy, illegal or immoral activities or carry on there any act that may be a nuisance or annoyance to any neighbours. The properties at Penbridge Court are secluded, however we do have one close neighbours. We ask that you respect their right to peace and tranquillity.

15. The Accommodation is occupied strictly on the basis that it is for holiday use only and that no right to remain after the end of the rental period booked exists.

16. Use of saniflo toilets and sanitary products. There are a couple of saniflo toilets in the en-suites which are susceptible to being blocked by sanitary products including but not limited to tampons, sanitary towels, panty liners, wet-wipes etc. There are clear notices in these toilets to use the bins provided for these products and not attempt to flush them through the saniflo system. If toilets

are found to be blocked by such products then the cost of a plumber call out to clear the system will be deducted from the cautionary deposit.

17. Smoking is not permitted in any part of the Accommodation. Smoking outside is permitted but smokers must collect and dispose of their cigarette/cigar butts. Failure to collect discarded "butts" will result in an extra cleaning charge.

18. Dogs must be kept out of bedrooms and off soft furnishings. We assume that all

dog owners are responsible and will endeavour to clean up any/all dog-related mess. Should it be discovered that dogs are or have been staying at the property without prior agreement and payment this will result in the forfeit of the cautionary deposit.

19. The Owners shall have no liability to you for the death or personal injury to you or any member of your party. You must take all necessary steps to safeguard your personal property. No liability to you is accepted in respect of damage to or loss of such property.

20. Use of the trampoline and climbing frames are entirely at your own risk. Please read the trampoline usage instructions and please ensure that children are appropriately supervised on both the trampoline and climbing frame.

21. Please do not attempt repairs yourself.

22. The hot tub is used entirely at your own risk. 23. Please do not use the Hot Tub after midnight.

24. Bath towels may not be used outside. A number of suitable towels for hot tub use will be provided. It would be appreciated if these can be kept off the ground on patio and garden.

25. No children under 16 to use the hot tub unattended.

26. Pregnant women; People with heart conditions, high blood pressure or diabetes any other health problems that may in any way be affected by the hot tub should not use the hot tub.

Force Majeure

27. In these terms and conditions "Force Majeure" means any circumstances beyond our reasonable control including, without limitation, an Act of God, Fire, Flood, Pandemic, War or Acts of Terrorism. If by reason of Force Majeure the property is not available at the commencement of the time booked by you or the property is unsuitable for letting at that time, we shall not be deemed to be in breach of contract. We will not be liable for any claim for loss or damage by you