

**Conditions of Hire**

**For these purposes the applicant/hirer is the person completing the booking form on line or making the booking by any other method. The lessor is the firm of M.W. & C.A.HOUGHTON. The person making the booking agrees to take full responsibility for ensuring that all Conditions of Hire are adhered to by all members of the party.**

**The hirer/applicant and guests agree:**

1. To accept that the completed booking form agreed by both parties is a binding contract and that any subsequent amendments must be agreed by both parties in writing.
2. That the number of people occupying the premises during the day or overnight shall not exceed the number stated on the booking confirmation, unless by prior consent with the lessor.
3. The maximum number of people must not exceed the number of people stated in the property details at any time:  
  
The Buchanan – 7  
The Lamont – 6  
The Ramsay – 4  
The Lodge – 2
4. Visitors are not permitted, unless by prior arrangement, and facilities are for the use of guests only.
5. To pay 20% deposit on booking. The deposit is non refundable and insurance is recommended. The balance is payable 32 days before the start of the holiday and the lessor reserve the right to treat the booking as cancelled if payment is not made by the due date. If a booking is made less than 5 weeks before the start of the holiday then the full rent is due at the time of booking.
6. Any cancellation will be notified in writing. The deposit is non refundable and if the balance has been paid then that will be refunded providing the property can be relet. To safeguard against cancellation charges and other unforeseen eventualities we strongly recommend Cancellation Insurance.
7. To accept that if the property, subsequent to booking, becomes unavailable through any cause then the lessor's liability is limited to the repayment of any rent already paid.
8. To accept the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk.



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9. To agree to absolve the lessor of any responsibility for any accident or mishap to persons or property whilst on the premises or whilst engaged in any activity therein, or from any illness or injury arising from any cause whatsoever.
10. To monitor children at all times and note that children are not allowed in the Hot Tubs unless adults are supervising.
11. To use the property solely for its purpose as self catering accommodation and to accept the owner's right to refuse to hand over the property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours, unreasonable behaviour or disrupting the running of the farm may result in the lessors asking guests to leave.
12. To keep noise to a minimum particular after dark, as sound carries, and to note that music is not permitted outside at any time so as not to disturb other guests.
13. To allow the lessors access to the property at all reasonable times.
14. To be responsible for the shutting of all exterior doors and appropriate windows and securing the property when absent or sleeping.
15. To respect and look after the accommodation during their stay and to leave the property, equipment and utensils clean and tidy. The lessor reserves the right to charge for any additional cleaning costs if the property is not left in a clean and tidy condition
16. To agree to pay to the lessor for any loss or damage beyond fair wear and tear.
17. The inside of the property is non smoking. There will be a charge of £250 to cover cleaning of soft furnishings if there is an evidence of smoking inside any of the lodges.
- 18. Check in Time is after 4.00 pm on the day of arrival and Check out Time is by 10.00 am on the day of departure.** Failure to vacate promptly may incur a minimum penalty charge of £50. This is to offset the cost of the cleaners waiting for access to the property.



**Our Liability**

We cannot accept liability for any loss, damage or injury to you or your property.

Hot tubs may not be up to temperature on arrival.

We cannot accept any liability for compensation due to weather conditions, acts of God, explosions, tempest, fire or accident, strike or other industrial action or dispute.

We cannot accept responsibility for the failure of services such as gas, water, electricity, sewerage systems, breakdown of domestic equipment or mechanical equipment but we will endeavour to arrange prompt repairs or replacements.

**We guarantee to do our very best to ensure your holiday is everything you could wish for!**