

Terms and Conditions of Let For:

Kennels Cottage, Aberdeenshire

The cottage has recently undergone significant and complete refurbishment and we ask that you please take care so that all guests can benefit from the property at its highest possible standard. We appreciate that accidents do happen and to allow us to replace that odd broken glass etc please tell us if something has been broken / damaged so that when the property is set up for the next occupiers we can replace it.

By signing the Booking Form, the holidaymaker and their party agree to the following terms and conditions of let:

1. Bookings are from 2.00pm Saturday to 11.00am the following Saturday or as detailed on the Booking Form, but always from 2.00pm on date of arrival until 11.00am on date of departure.
2. No persons other than those set out in the Booking Form shall be permitted to occupy the holiday home.
3. To leave the cottage at the end of their stay in a clean and tidy condition.
4. To notify the owners of any breakages or losses and reimburse the owner for such breakages, damages or losses as stipulated. Any soaked or damaged mattresses to be replaced by the holidaymaker.
5. Kennels Cottage is a no smoking environment. No smoking is permitted in the premises.
6. We also require a £250 security/damages/cleaning deposit. This is normally taken by pre-authorisation of a credit card and will be taken at the same time as the full payment. You will be fully refunded within 1 week of the end of the rental, subject to the property being left in a clean undamaged and secure condition.
7. To use the house solely for its purpose as holiday accommodation.
8. To absolve the owners, employees or any members of staff of any responsibility for accident, illness, injury or losses sustained while on the holiday property, howsoever caused.
9. Only well behaved dogs are accepted in the cottage, but only with prior approval by us, there is a £25/week or part thereof surcharge per dog. Dogs at all times must not be allowed on beds/furniture and any damage must be reported. Dogs/pets not to be left alone at any time in or near the house. Animal hairs to be removed from carpets and furniture.
10. £100 of the total rent is payable at time of confirmation of booking. This deposit will be non-returnable in the event of later cancellation. The balance of rent is payable not later than 4 weeks before letting commences. In the event of this proportion of rent not being received by the due date, we reserve the right to cancel the let without further notice and without any refund of the deposit already paid. If you should make a cancellation after the full rent has been paid, we will make every effort to re-let the property in which case all monies will be returned to you less the initial deposit. However if we are unable to re-let we have to advise you that you will be liable for the full cost of the holiday. We therefore strongly recommend that you take out cancellation insurance.

In the event, due to unforeseen circumstances, that the holiday home is not available at the time of occupation, the owners shall only be liable to refund the holiday tenant the monies received at the date. Liability shall not in any circumstances exceed this refund.
11. The property owner shall be allowed access to the holiday accommodation at any reasonable time during any holiday occupancy.