

Terms and Conditions, Oystercatchers, ¼ of 22, Lower Breakish Skye

Contract

1. The contract is between the Hirer and the Owners of Oystercatchers, Mr & Mrs RB Caldwell, and will take effect when a non-refundable deposit of £100 is received and acknowledged by e-mail or post. Before booking please ensure there is availability by contacting the owner either by e-mail or telephone. Payment of a deposit indicates acceptance of these Terms and Conditions.

Period of Hire

2. Lets commence at 4.30 pm on arrival date and end at 10.00am on departure date. Weekly bookings run from Saturday to Saturday. The house is let for holiday purposes only. Early arrivals or late departures may be available on request.

3. Throughout the year short lets (minimum of 2 days) may be available; please contact the owners for further information. Prices are set for these – roughly pro rata, but of necessity they incur an additional cleaning charge.

Booking and Payment

4. A firm booking is accepted following confirmation of availability. **A non-returnable deposit of £100 for each rental week is payable when a booking is made.** The balance shall be **payable 4 weeks before the commencement of the letting date.** For bookings made less than 4 weeks in advance full payment is required at the time of booking.

Cheques should be made payable to MRS FE CALDWELL. Payment by Paypal is also permitted – please contact us for details.

Should the balance not be paid by 2 weeks before the commencement of the let the owners retain the right to re-let the property; the deposit being forfeit.

Cancellation Policy

5. If you have to cancel your booking for any reason, we will endeavour to re-let the property. If we are successful, we will refund all money paid less deposit and any costs incurred in the re-letting. Otherwise full price must be paid.

6. If we are unable to provide the accommodation for any reason outwith our control, all payment already paid will be refunded in full and we will be liable for no further claims. Hirers are strongly advised to take out a Holiday Cancellation Insurance Policy.

Number of Person using the Property

7. The number of people occupying the accommodation must not exceed 7 persons; this comprises 6 adults in 3 double/twin rooms and additionally there is a travel cot available for a small child.

Complaints and Problems

8. We will make every effort to ensure your stay is enjoyable. Should there be any complaints during your stay, please contact us immediately and we will make every effort to resolve them. We cannot subsequently consider any complaints if you have not made us aware of them at the time.

Contents' Cleanliness, Breakages or Damage

9. The property is fully equipped for 6 adults (or a mix of adults and children) and a child of cot/high chair age. Water, electricity, fuel for the wood burner, bed linen and towels are all included in the letting cost.

10. To help us maintain the high standard of the property, you are asked to respect the house, gardens, fittings, furniture and equipment. They should be left in the same clean, tidy condition and state of repair at the end of the letting period as at the beginning. Please advise us if any breakage or damage should occur during your stay. Replacements will be charged at cost.

11. The property will be cleaned prior to your arrival, for 3 week lets the linen and towels will be replaced at the 10 day point. For shorter lets guests are welcome to wash linen and towels in the washer/dryer.

12. The property may, at times of the year, have the owners' kayaks and dinghies stored at the waterfront or on the house mooring buoy. For reasons of insurance, **these are excluded from the contract of hire.**

Pets

13. Unfortunately, we do not allow dogs or any other pets in Oystercatchers, this includes the garden.

Smoking

14. Smoking inside Oystercatchers is strictly forbidden.

Liability

15. The owners have no liability for any deaths, personal injury, damage or loss of personal property, unless this results from the owners' negligence.

16. The use of the property and its equipment is entirely at the hirer's risk and no responsibility can be accepted by the owners for injury to the hirer or a member of his or her party, not for injury loss or damage to their belongings, including motor vehicles. The hirer is responsible for the property and its contents which should be left clean and secure at the end of the holiday and any breakages damages or faults reported to the owners.

Right of Entry

17. The owners or their representatives reserve the right of entry to the property at all reasonable times for the purposes of inspection or to carry out repairs and maintenance.

It is taken that you agree to abide by these conditions once you have made a firm booking and we have accepted your deposit.

If you have any questions, please contact us.