

CONTRACT OF HIRE. The hiring contract is between the Holidaymaker and Manor House Farm Cottages (MHFC) for which the booking is made and shall be deemed to be made subject to the Conditions of Hire here in. The Contract of Hire is not effective until Manor House Farm Cottages has received and banked the down payment.

INITIAL PAYMENT. Bookings will be confirmed upon receipt of the down payment. If the booking is made within 56 days of the commencement of the holiday date, then the full payment will be required. The down payment is non-returnable and covers all office costs up to the point of booking a holiday with Manor House Farm Cottages.

BALANCE PAYMENT. The balance of the holiday booking payment will be due 56 days prior to the commencement of the holiday date.

CONFIRMATION OF BOOKING. The Holidaymaker is responsible for the total published price of the property and any extras as shown on the Confirmation receipt issued by Manor House Farm Cottages.

BOOKING CANCELLATION. Any cancellation made by the holidaymaker, for whatever reason, shall be in writing to Manor House Farm Cottages. You are liable to pay Manor House Farm Cottages the full rental agreed if you cancel your booking once you have paid your down payment, coronavirus being no excuse to cancel your booking. On receipt of such notice Manor House Farm Cottages shall endeavour to re-let the property for the entire period of the original booking. If Manor House Farm Cottages is successful in re-letting the property the holidaymaker shall be reimbursed all monies paid less the down payment and other expenses incurred by Manor House Farm Cottages in accepting a new booking, for example, if a discount has been deemed necessary in order to secure a replacement booking, this is on top of your down payment which will not be returned to you. **We insist that you take out cancellation insurance.**

AMENITIES. The use of the accommodation and amenities offered by Manor House Farm Cottages, such as play equipment etc. is entirely at the user's risk and no responsibility can be accepted for any injury, or for any loss or damage to visitors' belongings, the only heating available in the Games rooms is by coin-op heaters.

MOTOR CAR AND PERSONAL BELONGINGS. Personal belongings are at the Holidaymaker's risk at all times. No responsibility can be accepted for loss or damage to any vehicle or its contents.

PARTY SIZE. Under no circumstances can more than twenty guests occupy the property (unless by prior agreement). Manor House Farm Cottages reserve the right to refuse admittance if this condition is not observed, or on finding out that this condition has been broken during the holiday, to ask all the Holidaymakers to vacate the premise immediately or to pay for each extra person at a proportional rate to the cost of the booking. In addition Manor House Farm Cottages reserve the right to refuse or revoke (before or during the holiday) any bookings from parties which may in their opinion (and at their sole discretion) be unsuitable for the property.

PETS. No pets are allowed ON SITE. If any pets are found on site, Manor House Farm Cottages reserve the right to ask all members of the booked party to vacate the premise immediately, this includes anyone visiting you.

HOLIDAYMAKERS RESPONSIBILITIES. The Holidaymaker undertakes to keep the property and all furniture, fixtures, fittings and effects in or on the property in the same state of repair and condition as at the commencement of the booking. The Holidaymaker shall pay Manor House Farm Cottages for the repair of any items broken or the value of any of the property, furniture, fixtures, fittings and effects so destroyed or damaged as to be incapable of being restored to its former condition.

ELDERLY GUESTS AND THOSE WITH WALKING DIFFICULTIES. As this property is a very old farm house and there are numerous changes of levels and steps. It is not suitable for those who have walking difficulties unless they are chaperoned at all times. MHF Cottages accept no liability for injury if this condition is not strictly adhered to (this paragraph added at the request of my Insurers).

DAMAGE. Damages and breakages are the legal responsibility of the Holidaymaker and such shall be refundable on demand.

ACCESS. Manor House Farm Cottages or their representatives shall be allowed access to the property at any reasonable time during the holiday occupancy.

ARRIVAL & DEPARTURE. The property may not be occupied before 5.00pm on the day of arrival and must be vacated before 10.00 am on the day of departure. When there is another party arriving the same day you leave, just the games room will be closed at 9.00am.

CLEANING. The property must be left clean and tidy on departure this includes hoovering the carpets and washing the floors, failure to do so will leave the Holidaymaker liable to the withholding of all or part of the Holidaymakers bond.

Covid-19. All bookings are taken in good faith but it is the responsibility of the booker to adhere to all current restrictions put in place by HMS Government during this current covid-19 pandemic and any other relevant advice given by Trade Associations and to make sure everyone in your party does so as well.