

KINGSHOATH BOOKING FORM & CONDITIONS

KINGSHOATH COTTAGE

"aspiring to be a home from home"

Kingshoath Cottage Reservations , c/o 1 Warren Road, Sidcup, Kent DA14 4NH

Telephone :- 0208 302 2663 (o) 0208 300 1348 (F)

e-mail:- Bookings@kingshoath.co.uk

PERSONAL DETAILS			
Name: (Mr, Mrs, Ms, Miss)		Address:	
Telephone: (Home)			
Telephone: (Work)			
Telephone: (Mobile)			
e-mail address:		Postcode	

PROPERTY DETAILS				
Name of Property:	Kingshoath Cottage			
Booking Ref				
Dates required (from → to)			No of Children:	
No of Adults			Cot Required:	YES* NO*
No of cars			High Chair Rqd:	YES* NO*

* delete accordingly

For party bookings of less than 6 please state configuration of beds to be made up i.e. singles or doubles.

AMOUNT DUE	
If less than 8 weeks to start of rental the FULL AMOUNT TO BE PAID IS	£.....
OR: If more than 8 weeks to start of rental a DEPOSIT of 1/3 relevant price is payable	£.....
Cleaning & Damage deposit £100 payable on all bookings with final balance	£.....
Balance and cleaning & damage deposit payable 6 weeks before date of vacation. Total	£

PAYMENT
Payment to be via cheque made payable to "CL Speed" for the required amount or a direct transfer can be arranged by request. Confirmation of payments cleared will be sent out to clients.

CANCELLATION POLICY:- See conditions	
Name:-	
Signed:-	I have read and make booking in accordance with conditions.
Date:-	
Please state how you found our cottage:-	

ONLY THIS BOOKING FORM NEED BE RETURNED, CONDITIONS SHOULD BE RETAINED

Booking Conditions

1. *Kingshoath Cottage is let on the understanding that the accommodation is for holiday use only, for the period specified, and that no right to remain in the accommodation exists for the applicant or anyone in the applicant's party.*
2. *Unless otherwise agreed with owners, the period of permitted use begins at 4.00 p.m. the day of arrival and ends 10.00 am prompt. on the day of departure, by which time the premises must be completely vacated.*
3. *Kingshoath Cottage shall not be considered to be booked until our official booking form has been completed, signed and an accepted acknowledgement sent by the Owner.*
4. *A minimum deposit of 1/3rd of the total accommodation charge is payable on booking and the balance must be received by the owners not later than 30 days before the date of arrival. There is no additional charge for VAT. A £100 damage / cleaning deposit is required to be paid with the balance. This deposit subject to the booking conditions being observed will be refunded following your stay. Payments should be made to Mrs CL Speed and sent to address on the booking form and not to the cottage.*
5. *Should the property not be available owing to damage by fire, or storm or any reason outside the control; of the Owners or for any reason the Owner is not able to comply with this agreement, the Owner shall refund the Applicant the full amount of the monies paid and the Owner's liability is limited to the refunding of such monies.*
6. *Cancellation - any cancellation made by the client for whatever reason shall be in writing and addressed to the owner at the address at the top of the booking form. On receipt of notice of cancellation, the owner will seek to re-let the property for the period of the booking. If the owner succeeds in re-letting the property for the whole of the period it shall refund the monies paid less an administrative charge of £25 per booking. If the owner only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period which is not re-let and (2) an administrative charge of £25. If the owner is unable to re-let the property at all then all monies paid by the client shall forfeit to the owner.*
7. *The client is responsible for the safekeeping of the Owner's contents during the period booked. Any breakages or damage to such contents or to the structure of the building must be reported promptly to the Owner who will be entitled to recover from the client the cost of any repair or replacement needed due to clients act, default or negligence.*
8. *The property must be left in a reasonably clean and tidy state and all the furniture returned to the place in which it was found on arrival. If not, then additional charges maybe levied to pay for additional cleaning.*
9. *The Owner and the Owner's representative reserve the right to reasonable access to the property at all times for the purpose of inspection and to carry out necessary maintenance.*
10. *No pets or smoking are permitted at any time by clients and / or guests. The property must remain pet hair free due to allergy requirements. If pets are brought to the property the owners would be required to vacate with no refund being given due to this breach in booking conditions.*
11. *No smoking is permitted in the cottage at any time. If clients fail to observe this condition additional cleaning charges maybe levied.*
12. *The accommodation charge includes the cost of electricity, and central heating and an initial supply of logs. Extra logs are available from local garages (Jempsons Supermarket Garage).*

13. *The location of the keys will be notified to the client with joining instructions prior to the visit.*
14. *A travel cot and high chair are available for use free of charge. Cot located in upstairs bedroom, cot linen in middle front bedroom wardrobe cupboard drawer. High chair in hall cupboard.*
15. *The Owner shall not be liable for any loss or damage to visitor's property howsoever caused.*
16. *Garden Swing / Play equipment / Toys, Garden toys are provided for clients to use free of charge and on the following understanding:-*
 - i) *Before using the clients must satisfy themselves that the equipment is suitable and safe to use by their children. No responsibility is accepted by the owners.*
 - ii) *The client accepts that they are responsible to supervise the use of play equipment throughout to ensure child safety and appropriate use.*
 - iii) *Clients are asked to return the toys complete to boxes and storage areas*
 - iv) *If any defects are found then they should be reported to owners and equipment taken out of use.*
17. *Use of Property - The number of persons residing at the property must not exceed the maximum number stated on the booking form at anytime. The property will be used for personal and domestic purposes only. The property shall not be used for any commercial purposes without written consent of the owner. Nor shall the property be used to hold Stag, Hen or any other parties which generate loud noise or risk of damage or misuse to the property. The owner reserves the right is reserve to refuse entry to the entire party or ask the party to leave if these conditions are not observed. Where requested the entire party will vacate the property immediately. No refund will be given.*
18. *Noise - clients are requested to keep noise levels to a level mindful of the environment and neighbours. Loud music should not be played after 10pm and before 9am*
19. *Breakages , Damage or Misuse - The Client accepts when booking that they are legally bound to reimburse the owner for replacement, repair or extra cleaning costs upon demand for damage caused during their occupation of the property. Deductions may be made from the damage deposit. Where the remedial costs are higher than the damage deposit then the client is bound to settle the balance within 30 days of request.*
20. *Complaints - Should there be any complaint about the property during the occupation to the property it must be notified to the owner promptly. The owner will investigate nature of issue and will endeavour to resolve the issue. Complaints received following departure for issues that should have been drawn to the attention of the owner upon discovery will not be considered.*
21. *Descriptions and other representations concerning the property are statements of opinion made in good faith and do not form part of any agreement between the Owner and the Applicant.*
22. *Where a low occupancy discount is applied only linen, towels, etc will be provided to reflect the lower occupancy numbers.*

By completing the booking form or agreeing to rent the cottage for the period the client is accepting the above terms and conditions.