

**The Old Rectory  
15 Charlotte Street  
Bath BA1 2ND**

**TERMS & CONDITIONS**

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|--|-------------------------------------|
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**1. Contract**

The contract for a short-term holiday let shall be made between the client and the owners of the Old Rectory. By making a booking the client contracts on behalf of himself/herself and all those in his/her party and represents that he/she has the authority to accept these terms and conditions on behalf of and binding upon all guests in his/her party. It will be entered into once the deposit has been processed and the owner has issued a holiday confirmation letter/email.

The client and any friends or family of the client visiting the property while the client is staying there must adhere to the conditions of the contract. If inviting friends to visit the client must first seek the permission of the owners'.

Although we make every effort to ensure the details and images on our website are accurate at the time of your booking, we cannot accept any liability for discrepancies.

The Owner shall be allowed access to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

**Maximum Occupancy**

The number of persons occupying the property must not exceed the number agreed at the time of the booking. We reserve the right to refuse entry to the entire party if this condition is not respected. If knowledge of additional guests is made aware once entry to the property has already been made, we reserve the right to do one of the following:

1. Ask the whole party to leave immediately without any refund of money paid for unused days
2. Retain the security/damage deposit

Rentals commence at an agreed time for the day of arrival and terminate by 11.00am on the day of departure. Failure to vacate all or part of the property by the requisite time will result in further charges.

You will be met at the property on your arrival and be given the keys.

When leaving the property and at the end of your stay, you must ensure that all doors and windows are locked and all rubbish/recycling is put in the allocated place named within your welcome pack. Failure to secure the property during and after your stay may result in the loss of your security deposit.

If you wish to have external contractors provide services to your group in the property (caterers, cocktail classes etc), you will need the written agreement of the owners of the Old Rectory in advance. Failure to do so will breach this contract.

**2. Payment**

(This applies when booking with Holiday Lettings - Airbnb require the full amount.)

50% deposit of the rental/cleaning cost to be paid at the time of booking.

Balance of the rental/cleaning cost and the damage/security deposit are due for payment at least 60 days before the start of the holiday. Failure to pay the balance on or before the due date shall be construed as a cancellation on the client's part and any deposit paid will be forfeit (unless otherwise agreed). If booking less than 60 days before the start of a holiday full payment (rent, damage/security deposit and cleaning fee) is required when booking.

### 3. Chargeable Services

A damage/security deposit of £300 is required. The deposit is NOT applied toward rent; however, it is fully refundable within 14 days of departure, provided the terms of the contract are adhered to.

#### a) Smoking

We have a strict non-smoking policy throughout the premises including the Patio garden. Candles and incense are also not permitted. Non-compliance or damage caused by tampering with the smoke detectors/fire extinguishers will result in a liability to repair such items, as well as £100 deductions from the damage/security deposit.

#### b) Disturbances/Noise

Any acts which interfere with neighbours' right to quiet enjoyment of their property and in the event of any complaints of noise or disrespect and damage to the Old Rectory you will be asked to leave with immediate effect and without any compensation for unused days. You will forfeit your security deposit if there are any complaints about your group.

#### c) Toilets

**Clients must not flush anything other than toilet paper. No feminine products or any other rubbish should be flushed at any time as it will result in a blockage.** If it is found that feminine products have been flushed and clog the system, the client could be charged damages of up to two hundred pounds (£200).

#### d) Damage

It is the clients' responsibility to keep the interior and contents of the property in the same state of repair and cleanliness as at the beginning of the letting, allowing for reasonable wear and tear. In the event of any breakages, damage or extra cleaning required after the client has vacated, the owners will notify the client by e-mail within 2 weeks of vacating the premises advising the damages caused and any costs incurred. If damages are in excess of the damage/security deposit being held, the client agrees to reimburse the owners for costs incurred to repair/replace damaged items.

#### e) Linens + Towels

If linens or towels are lost or damaged, any replacements needed will be charged at cost price.

#### f) Securing the property

Failure to secure the property during and after your stay may result in the loss of your security deposit. All windows and the house are to be left locked upon departure.

#### g) Keys

In the event that keys are not returned upon departure from the property, or in the event of lost keys, a charge of £180 will be made to the client as the door locks will need to be replaced.

#### h) Cleaning

In the event that upholstery or carpets need professionally cleaning the costs incurred will be charged to the client.

### 4. Children

Children must be supervised by an adult at all times both for their own safety and for the wellbeing of the Old Rectory.

**Spiral staircase:** Children must be supervised whilst having access to the spiral staircase.

### 5. Fireplaces

The fireplaces are not in working order and must not be used.

### 6. Animals

The Old Rectory is unable to accommodate any animals.

### 7. Cancellation Policy

Any cancellation made by the client for whatever reason shall be in writing. A 50% refund of the total rental cost if the client cancels at least four weeks before the start of the holiday. The damage/security deposit & cleaning fee fully refunded.

In the event of a cancellation the owner will make every effort possible to re-let the house. If successful then full repayment of any funds paid will be made provided the owner can re-rent the property, for the same or greater amount, less an administration fee of £100. If the amount the property is rented for is less than the client's original booking, the client will only be refunded the difference, less the administration fee. However, if the owner is not successful in re-letting the property then any funds paid will be forfeited. The client is therefore strongly recommended to have cancellation insurance.

The owner would only cancel your booking if the accommodation was unavailable for reasons beyond their control. All monies paid by you for the booking would be refunded. Except in exceptional circumstances our liability would not extend this refund. In the event of bad weather, the cancellation policy is fully applied.

### 8. Liability and Insurance:

The owners of the Old Rectory do not accept third party liability in respect of breach of contract, negligence, misrepresentation or otherwise. We cannot in any circumstances accept liability for any personal injury, loss of life, damage, loss or accident to personal property. Clients are advised to ensure their own insurance covers any loss or damage to personal property during their stay and to ensure adequate personal and travel insurance is taken out.