

# Tigh na Bruaich terms & conditions

## Formation of contract.

The contract is between the hirer and the owners of Tigh na bruaich Mr & Mrs Hamish Gillies and will take effect when a non refundable deposit of £100 is received and acknowledged by e mail or post. Before booking please contact Margaret Laidlaw either by e mail or telephone. Payment of a deposit indicates acceptance of these terms and conditions.

## Period of Hire

Letting starts at 4pm on the day of arrival and ends at 10am on the day of departure. Let's are on a weekly basis Monday to Monday except for Christmas and New year, the cottage is for holiday purposes only.

## Booking and payment

A firm booking is accepted following confirmation of availability, a deposit of £100 for each rental week is payable when the booking is made. The balance shall be paid 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.

## Cancellation policy

Should a cancellation be made by the hirer the owners will seek to re let the property for the period of hire. If successful in doing so a full refund will be made, if not the deposit will be forfeited by the hirer. If cancellation occurs less than 4 weeks from the commencement of the booking then the entire rent will be forfeited by the hirer.

If Tigh na bruaich cannot be made available for the period of booking due to unforeseen circumstances all monies paid by the hirer will be refunded and the hirer will have no further claim against the owners.

## Services

Use of electricity, fuel ( enough to start you off) linen & towels are all included in the weekly tariff

Number of guests using the property

The number of persons occupying Tigh na bruaich will not exceed 4 unless arranged in advanced and agreed by the Margaret . Sub letting is strictly prohibited.

### Complaints and problems.

The owners will make every reasonable effort to ensure that your stay is enjoyable. If however the hirer has a problem they should contact the owner immediately to enable problems or complaints to be resolved straight away. The owners cannot subsequently consider any complaints or enter into correspondence about them.

### Damages and breakages.

The hirer will be responsible for all breakages, damage or loss to the property during the rental period. Any breakages, damages or defects during your stay should be reported so that action can be taken prior to the arrival of our next guests.

Accidental damages resulting from normal use will not be charged for but the owner reserves the right to charge for damage that would not be considered to have resulted from normal wear and tear.

### Care of the properties

The hirer shall take reasonable and proper care of the property, its furniture, fittings and effects. The property should be left in the same clean and tidy condition and state of repair at the end of the letting period as at the beginning. The owner expects the hirer to be responsible for any additional cleaning costs incurred.

## Pets

We do allow pets, this should be agreed at the time of booking, no additional cost are charged. Pets must not be allowed on any furniture and should be kept in a crate if being left in the property alone. Failure to follow these rules any damage to furniture or soft furnishings shall be paid by the hirer.

## Smoking

Smoking inside Tigh na bruaich is strictly forbidden.

## Liability

The owners shall have no liability for any death, personal injury, damage or personal loss of personal property either inside of outside the property.

The owner will make every reasonable effort to reduce the safety hazards inside and outside the property. Parents should keep children under observation, particularly toddlers at all times.

### Right of entry

The owner reserves the right to enter the property ( or a nominated housekeeper) at all reasonable times for the purpose of inspection or to carry out necessary repairs or maintenance.

The owner reserves the right to refuse admission to their property and to require persons to leave when they consider there is a breach of contract or deem that there is damage to the property or cause of nuisance or conduct in an offensive manner.

### Injury loss or damage.

The use of the property and its equipment is entirely at the hirers risk and no responsibility can be accepted by the owner 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 at the end of the holiday and any breakages, damages or faults reported to the owner.