

**Conditions of Let for properties at The Steadings , Auchteralyth – Alyth – PerthshirePH11
8JT – Tel 01575 530 474 – Fax :l 01575 530 272 – Email : anne@auchteralythsteadings.com**

When you confirm your booking by the payment of a deposit you are entering into a contract between you the visitor and The Steadings. Please read the following conditions of let carefully and ask for an explanation of any point that may be unclear to you. The letting period runs from 16.00 hrs on the day of arrival until 10.00 hrs on the day of departure. A firm booking will be made on receipt of written confirmation and deposit to the value of 25% of the total rental due. The visitor is then liable for payment of the balance of the total sum due. The remainder of balance due should be sent to The Steadings eight weeks prior to arrival. Cheques should be made payable to Upper Case Consultants Ltd. A good house keeping deposit will be required with the balance payment. This good house keeping deposit will be returned upon satisfactory inspection of the cottage.

Cancellation

If a visitor wishes to cancel a booking it must give The Steadings, Upper Case Consultants Ltd , Auchteralyth, notice in writing as soon as possible. A 100% cancellation charge will be payable. On receipt of the written cancellation the Steadings , Upper Case Consultants Ltd, will endeavor to re-book the Accommodation for the holiday period and, if successful for the whole or part of the period, will refund the relevant proportion of the money paid less £50.00 (fifty pounds) to cover office administration.

Good house keeping Deposit :

In case of cancellation after the balance has been paid (less than 8 weeks before arrival) The good house keeping deposit will be refunded in full to the same card used for booking the holidays and same address as given when booking.

In the event of a cancellation the deposit will be refunded only if The Steadings subsequently re-lets the cancelled period. The visitor is responsible for arrangements of appropriate holiday cancellation insurance and, for the avoidance of any doubt, the owner provides no such insurance as part of the contract.

Only the number of persons detailed on the written confirmation may occupy the booked accommodation. Sub-letting or assignation of the Let is strictly prohibited. The person who signs the confirmation will be responsible for ensuring that the conditions of let are adhered to, for any loss or damage to the accommodation and the contents, given fair wear and tear, however caused during the rental period. The accommodation rented should be kept clean and in good condition and any breakage's reported immediately. If excessive cleaning, at the discretion of The Steadings, is required a cleaning charge of £25 will be levied. We thank you for not eating in the bedrooms as linen can be damaged as a results.

We also thank you for not smoking in the cottage.

Personal property of visitors occupying accommodation is not the responsibility of The Steadings. Vehicles and personal property are left at your own risk. Visitors may bring dogs by arrangement. Pets should bring their own bedding, must be house-trained, confined to public rooms, not allowed on furniture and never left unattended in properties. Out of doors, pets should be kept under control and fouling in gardens cleared. We provide bags free of charge and there is a "dog bin" in the wood shed. If for any reason the accommodation is not available to you on the dates booked due to events beyond our reasonable control, The Steadings will take reasonable steps to find alternative accommodation. If suitable accommodation is not available, then all sums paid by the visitor will be refunded. The Steadings will have no further liability to the visitor or any other party. We reserve the right to refuse to hand over the accommodation to anyone who, in our opinion, is not suitable to take charge of the property - in any such case all moneys shall be refunded and the Contract terminated without further liability. We also reserve the right to terminate the Contract at any time or remove any person or persons due to unreasonable behavior, damage to property or causing or likely to cause annoyance or offence to other guests. In such a case any refund would be entirely at the discretion of The Steadings.

The properties let by The Steadings are to be used for the purposes of a holiday let to which Section 12 (2) and paragraph 8 of Schedule 4 of the Housing(Scotland) Act 1988 apply. The booking agreement confers a right to occupy the accommodation for the agreed period only.