



Reservations and bookings are accepted subject to the following conditions.

1. Contract

A reservation or booking of Leys Barn (hereinafter referred to as The Property) represents a legally binding contract between Jill Swainson (hereinafter referred to as The Owner) and the person (hereinafter referred to as The Holidaymaker) making the booking, who also agrees to be responsible for all other members of his or her party as listed on the booking form.

Once payment has been received and confirmation issued, the date booked is non-transferable.

2. Deposit

Reservations will be made upon receipt of a deposit of one-third of the total cost of the holiday or full payment if the holiday is less than 8 weeks away, with a booking form duly signed by the applicant who must be over 18 years of age and will sign on behalf of all the persons who will occupy The Property during the said period booked.

Payment of the deposit is to be made by bank transfer or cheque and must be received by the owner within 5 days of the booking confirmation.

3. Refundable Security Deposit

A refundable security deposit of £200 is to be paid prior to the commencement of any booking. Any security deposit will be refunded within 14 days subject to a satisfactory property check.

The Holidaymaker undertakes to keep the premises and all furniture, fixtures and fittings in or on the premises in the same state of repair and condition as at the commencement of the holiday and also undertakes to leave the premises in the same state of cleanliness and order as when he arrived.

The Owner of The Property must be compensated by The Holidaymaker for any damage and breakages which may occur and excess cleaning that is required. Examples of this would be having to re-wash dirty kitchenware and the repositioning of furniture that has been moved and not put back again.

Any damage and breakages should be reported by The Holidaymaker to The Owner before guests depart.

Sole interpretation of this will be by The Owner.



4. Payment

Payment of the balance of the total cost of the holiday booking is due eight weeks before the date on which the holiday is to commence. Failure by The Holidaymaker to ensure that such payment reaches The Owner by this date may result in the cancellation of the holiday and forfeiture of any money previously paid.

Payment of any remaining balance including the £200 Security Deposit is to be made by bank transfer or cheque and must be received by The Owner 8 weeks before the holiday start date.

5. Access

Changeover day is Saturday – unless a different arrangement is agreed in writing on the booking form.

To help The Owner make sure The Property is in perfect condition The Holidaymaker is requested to arrive no earlier than 4.00pm.

At the end of The Holidaymaker's stay, The Property is to be vacated by 10.00am.

The Owner of The Property or her representative is to be allowed access to The Property at any reasonable time whether occupied or not and at any time in the event of an emergency.

6. Maximum Number of Guests

The number of persons using The Property is not to exceed eight at any time.

7. Cancellation

If The Holidaymaker finds it necessary to cancel his holiday, this contract is legally binding and means that The Holidaymaker will still be liable for the full cost of the holiday. The Owner therefore strongly recommends that The Holidaymaker takes out his own holiday insurance policy. Any cancellation must be made in writing and sent to The Owner by Recorded Delivery post.

In the event of The Holidaymaker cancelling his holiday and either having no insurance provision or a policy that does not cover his reason for cancelling, he must still pay the full cost of the holiday to The Owner.

In such cases The Owner will make every effort to re-let The Property for the period booked. If successful, a refund of monies will be paid less an administration charge of £100. A deduction will also be made if the rebooking is



subject to any promotional price reduction or if it is for a shorter period, the application of such is at the sole discretion of the Owner. If the Owner is unable to re-let The Property, then - as stated above – The Holidaymaker will be liable to pay The Owner the full cost of the holiday.

8. Right to Occupy

Once the booking reservation has been confirmed, The Holidaymaker and party members as listed on the booking form have the right to occupy The Property for a holiday within the meaning of Schedule 1 Paragraph 9 of the Housing Act 1988.

9. Right to Refuse a Booking

The Owner reserves the right to refuse any booking and the Owner reserves the right to cancel any booking already made if The Property becomes unavailable, subject to The Owner refunding in full any sums which have paid, but The Owner shall not be under any other liability.

10. Unacceptable Behaviour

If the Holidaymaker fails to observe any of the conditions or if a Holidaymaker undertakes any kind of unruly drunken or anti-social behaviour, then the Owner or her representative will have the right to enforce the Holidaymaker to vacate The Property at once without any recompense.

11. Pets

Well-behaved pets are welcome, at an additional payment of £25 per pet per week.

Pets must not be left unattended in The Property at any time and must never be allowed into bedrooms or onto furniture. A charge will be made for scratches, marks or damage caused by pets.

The Holidaymaker should ensure dogs are kept on leads at all times near livestock.

It is also the sole responsibility of pet owners to clear up and responsibly dispose of any pet waste.

The total number of pets at The Property cannot exceed the number agreed on the booking form at any time.

12. Resolution of Problems

The Owner endeavours to carry out everything possible to ensure that The



Holidaymaker has an enjoyable and successful holiday.

Should a problem occur, the Owner or her Representative should be informed as soon as possible during the holiday so that it can be put it right.

If The Holidaymaker vacates The Property prematurely as a result of any alleged dissatisfaction or makes any form of claim upon return from the holiday and has not followed the procedure as above, then no liability for any subsequent claim will be accepted or correspondence entered into.

If on arrival The Holidaymaker is not satisfied with the cleaning of The Property, The Owner reserves the right to request the original or an alternative cleaner to return and attend to matters. No compensation claim will be considered if cleaning problems are attended to within 24 hours of first being reported. Disputes of this nature must be reported within 24 hours of arrival.

13. Owner Availability

The Owner or her Representative will endeavour to be on call at all reasonable hours of the day. However, if The Holidaymaker arrives at The Property outside office hours, it may not be possible to attend to any problems or incidents until the following day. It is The Holidaymaker's responsibility to ensure his arrival time is prior to 6.30pm.

14. WiFi Internet Access

Please note that internet access is intended for recreational purposes only and is not meant for business use. Speed/service may vary. Should The Holidaymaker experience difficulties or loss of use, The Owner will not be held responsible in any way.

15. Insurance

The Holidaymaker's personal possessions are not insured by The Owner.

The Holidaymaker should check his own personal insurance provision in this regard.

The Owner also strongly advises that The Holidaymaker should take out his own insurance provision in case he or a member of his party damages the property in any way and The Owner wishes to be recompensed for said damage.

16. No Smoking

There is a strict no smoking policy in The Property and in close proximity to it (including the courtyard).



17. Accidents

Accidents must be reported within 24 hours.

18. Disputes

Any dispute between the parties involved in the contract shall be settled according to English Law.