

COWES HOLIDAY HOME

BOOKING AGREEMENT

TO:

DATE:

PROPERTY: 2 Seymour Court Castle Street, East Cowes ISLE OF WIGHT

BOOKING REF:

ARRIVAL:

DEPART:

RENT FOR PERIOD:

NUMBER OF ADULTS:

NUMBER OF CHILDREN:

Please supply names and usual address of all persons staying at the property

The landlord lets and the tenant takes the property for the term and at the rent specified and agrees to submit the rent to the landlord by the dates specified.

This booking agreement is for a holiday let and no right of tenure exists beyond the agreed departure date.

The tenant may share this accommodation with other adults, but no more than 5 adults/children may sleep at or use the facilities at the premises.

This tenancy is subject to and the tenant agrees to, the conditions.

The tenant agrees:

- 1 To keep the interior of the property during the term in as good and clean state of repair, condition and decoration as the property is in at the commencement of the term and make good all damage and break ages to the property or furniture and effects which may occur during the term.
- 2 Not to damage or injure the property or make any alteration or addition to the property.
- 3 Not to damage or remove from the property any of the furniture and effects.
- 4 To leave the furniture and effects at the end of the tenancy in the same condition as they were at the commencement of the Term.
- 5 To clean or pay for the cleaning of all carpets, furniture and curtains if any included in the letting have been soiled during the tenancy beyond normal wear and tear expected for the Term.
- 6 To deliver up the property at the end of the Tenancy in the same good and clean state of repair, condition and decoration as it was at the commencement of the Term and with the said furniture, fixtures and effects the same at the end of the tenancy in the rooms or places in which they were at the outset.
- 7 To insure own personal possessions. **NB. Holiday cancellation insurance is not included in the rental. If this is required the tenant must make their own arrangements.**
- 8 Not to leave the premises unoccupied unless all windows are closed and doors are locked. Any theft from or damage to the property will be the responsibility of the Tenant, unless there is clear evidence of unlawful entry, as agreed by the Landlord's insurance company.
- 9 Not to use the property or allow its use for any purpose which is unlawful, immoral, offensive, dangerous or do or allow to be done on the premises anything that may become a nuisance to the Landlord or occupiers of nearby premise.

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continued

Rental:

- 10 A Deposit shall be payable upon booking and the balance of rental 6 weeks before the start date.
- 11 The landlord reserves the right to re-let the property if the balance is not forthcoming by the due date, and to retain the deposit.
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Conditions:

- 13 The property owner shall not be responsible for any loss or damage to any belongings, or injuries sustained by any occupant or visitor to the property.
- 14 Utility costs are included in the rent.
- 15 Bed linen is included, 1 set per bed.
- 16 Towels are supplied, 2 per guest.
- 17 Front door keys are provided and 1 for the patio door. If any key is lost, the Landlord reserves the right to change the lock and deduct the cost of this from the security bond.

Cancellation:

- 18 Any cancellation should be made in writing. Upon receipt of written cancellation the Landlord will attempt to re-let the accommodation for the entire period of the cancellation. **If the cancellation is received more than 6 weeks before the start of the tenancy only the deposit will be forfeited.**
- 19 If the Landlord is successful in re-letting the accommodation for the entire period originally booked at the same rate as agreed for the original Term, all moneys less the deposit paid shall be refunded. **If the cancellation is made within 6 weeks of the start of the tenancy then these conditions apply:**
- 20 If the Landlord is successful in re-letting the accommodation for the entire period originally booked at the same rate as agreed for the original Term, all moneys paid less the deposit shall be refunded.
- 21 If the Landlord re-lets the accommodation for a proportion of the period or a proportion of the agreed rent then monies refunded will be adjusted accordingly.
- 22 If the Landlord is unable to re-let the property then 50% of all moneys received with the booking shall be forfeited.
- 23 The owner reserves the right to cancel the booking at any stage but this would only be done in exceptional circumstances and then all moneys will be refunded, but will not have any liability beyond this.

Arrival and Departure:

Guests should arrive after 1500 hrs on the first day and be ready to leave by 1000 hours on the day of departure. Every effort is made to ensure that your stay is both comfortable and enjoyable and we would appreciate that any problems should be brought to our attention as soon as possible.

SIGNED _____ LANDLORD _____ Date
_____ TENANT _____ Date

Please retain a copy for your reference and return the other copy duly signed and with your remittance to:

Mr W.J. Dean, 58 Burgess Wood Road South, Beaconsfield, Buckinghamshire. HP9 1EJ