

Terms & conditions – Little Friston Lodge, Friston

* **Booking confirmation:** A confirmed booking exists when either written or email confirmation of that booking is accepted by Exclusively Eastbourne / Exclusively Short Lets† on behalf of the property owner.

* **Lead guest:** The lead guest must be adult and over the age of 25 to book this property.

* **Agreement:** Exclusively Eastbourne / Exclusively Short Lets act only as a marketing, sales and communications agent for the property owner – this booking agreement is between the guest and the property owner. However, the guest is able to direct any queries through Exclusively Eastbourne or Exclusively Short Lets.

* **Holiday let:** The guest acknowledges notice that the property is one to which Paragraph 9 of schedule of the Housing Act 1988 applies whereby the guest has the right to occupy the flat for the purpose of their holiday only and whereby there will be no security of tenure within the terms of the said Act.

* **Use of property:** The guest agrees to use this property solely for the purpose of a private holiday residence for the maximum number of people shown on the booking correspondence and agrees not to:

- use the property for any improper, illegal or immoral purposes
- to sub-let the property
- cause (nor allow any guests or visitors to cause) any nuisance, annoyance or disturbance to neighbours, or to the property owner, or to the property owner's agent
- change, add, move or remove any items of furniture, furnishings or structures either inside or outside the property or alter the property in any way without first obtaining the owner's permission

* **Payment:** For all bookings we require a non-refundable deposit of £200 for each week booked. The remaining balance must be paid at least six weeks in advance of your arrival (or on booking if this is less than six weeks), along with a £200 security deposit which will be held in case of breakages or damages (which will be higher for bookings of three weeks or more). This is payable by cheque, by bank transfer or by card.

* **Cancellation policy:** Once you have booked your holiday, the agreement is a legal contract between you and the property owner. If for whatever reason you are unable to make your booking and you cancel more than six weeks in advance of your arrival date, you will only lose your deposit. If a cancellation is received within six weeks of the arrival date, payment in full is due, unless the property is re-let for the period. For this reason we strongly recommend that you take out cancellation insurance. If the property is re-let during the period of cancellation we would offer a refund for the dates rebooked (after appropriate costs have been deducted). Should the property be re-let for a reduced fee, the guest will be liable to pay the difference between the original agreed payment and the reduced fee for the re-let, plus any agency commission charged for finding the new booking and banking charges incurred.

* We would only cancel your booking if your accommodation was unavailable for reasons beyond our control. We would attempt to offer you alternative accommodation, however if this was not possible, or unacceptable to you, then we would refund all monies paid by you for the stay. Our liability would not extend beyond this refund.

* **Check in:** Your accommodation will be available to you for check in from **4pm** on the day of arrival. Please try not to arrive earlier unless agreed in advance, as we may still be preparing your accommodation. We will arrange to leave keys in a keysafe at the property – please contact us to discuss your timings and the keysafe code a few days before your arrival.

* **Check out:** Please be ready to leave the accommodation by **10am** on the day of departure. Please leave the accommodation as clean and tidy as possible, wash any dishes and pots (or put in dishwasher and switch on) and dispose of rubbish as explained in the instructions within the property. Keys are to be returned in accordance with arrangements made at check in.

* **Smoking:** This property is strictly **NO SMOKING**. Guests believed to have been smoking in the accommodation may be charged additional cleaning of up to £100 per room affected. Please smoke outside and clear of the property with the door and window closed so smoke doesn't blow back in and safely dispose of remains immediately. Smoking is prohibited in the bathrooms or leaning out of a window. Vapour can set off smoke alarms so please also vape outside.

* **Candles/flames:** The use of candles or naked flames is not permitted in any of our properties – apart from the gas hob and the wood burning stove, which we ask that you use responsibly and supervise children at all times.

* **Children** are welcome - please advise us if you need any special equipment providing such as a travel cot or highchair and we will do our best to accommodate (space and availability of equipment permitting). Please note that we do not provide cot bedding, which you will need to bring with you.

Pets: Cats are not permitted to stay in the property but dogs may be considered if adult, house trained and neutered / spayed and **must** be agreed in advance. If agreed, there is an additional supplement per dog. Guests are responsible for their dog's behaviour and any damage caused and must observe the following rules (failure to do so may result in you being asked to leave without compensation). This also includes dogs of visiting friends and family who may be staying locally:

- Dogs **MUST NOT** be left alone in the property at any time
- Dogs **MUST NOT** lie on beds or furnishings, and hair must be well cleared up before departing
- Any fouling etc. must be cleared up immediately – inside and outside the property and in the garden, patio and terrace
- Please bring the dog's bed or basket for sleeping in, and food / drink bowls – they must not be allowed to use the "human" crockery
- Please bring a towel to wipe your dog's wet, sandy or muddy paws before entering the property
- Please ensure the dog doesn't bark and disturb neighbours. Playing and running around is for outside as sharp nails could damage the floors
- Dogs must be kept under control at all times

* **Parking:** There is off road parking for two vehicles directly in front of Little Friston Lodge. Please note that there isn't an on-site charging point for electric vehicles and we ask you not to trail a lead from inside the property to charge your vehicle. There are charging points locally so please let me know if you are bringing an electric vehicle and I will locate the nearest to your property or you can check out the Zap Map website on <https://www.zap-map.com/page/2?s=eastbourne>

* **Keys:** Please ensure that you leave all keys behind when you depart for the final time according to the instructions in the guest information folder in the property as the cost of replacements would be deducted from your security deposit should you lose any.

* **Laundry:** Beds are made up ahead of arrival and towels are also provided but please bring your own towels for the beach or swimming. If you are staying two weeks or longer, additional linen and towels will be provided for you to change yourself during your stay. If you do choose to wash any towels or linen, please ensure that you don't mix white with coloured materials as any damage or replacement would be deducted from the security deposit.

* **Noise:** Please show consideration for neighbours at all times and bear in mind that this is a residential area. In particular, keep music, TV and noise low after 8pm and before 9am and bear in mind that if windows are open, sound travels much further. We want you to enjoy the garden but please keep noise to a minimum so the neighbours can enjoy theirs too. Loud parties and gatherings are strictly prohibited.

* **Garden:** The garden is set on different levels with several seating areas and there is an open pond so please ensure that children are supervised at all times. Chair cushions are kept in the potting shed adjacent to the Lodge but please do not use in wet or windy weather and store away immediately after use. You are welcome to use the gas barbeque but please supply your own fuel (which should be stored safely) and fully clean after use.

* **Flooring and carpets:** The wooden floors of the living area are made with soft wood and as such can mark or indent. Please remove outdoor shoes, especially stiletto shoes, on entry. This will also prevent the carpets of the upper floor being marked. You are liable for any damage to the floorboards or carpets of the property.

* **Utilities:** Our rental prices include the reasonable usage of electricity and water. If the usage of these during your stay is significantly higher than average usage for the appropriate season, you may have to contribute to costs.

* **Breakages and damages:** Please take care of the property and its contents. You are responsible and liable for any breakages or damages which you cause to the accommodation or its contents. Please report these as soon as they occur and allow the property owner or property owner's agent access to carry out repairs. Should the cost of repairs and or replacements exceed the security deposit, the owner may seek additional compensation through legal means.

* The property owner and Exclusively Eastbourne / Exclusively Short Lets as agents do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

* **Security deposit:** A security deposit of £200 (this may be higher with stays longer than two weeks) will be held in case of any damage to, or loss from, the property or its contents. Once the accommodation has been checked after departure, the cost of replacing items or remedying any damage to the property or the contents thereof will be removed from your security / breakage deposit and the remainder returned to you within two weeks of your departure. If the accommodation has been left in an unreasonably messy or dirty state, requiring deep-cleaning, the cost for this will be deducted from your security deposit.

* **Data:** Any data collected during the course of this booking may be kept on computer.

* **Termination of agreement:** Failure to comply with any of the requirements set out in these terms and conditions will result in the agreement being terminated and may result in immediate eviction if within the rental period.

† Exclusively Eastbourne and Exclusively Short Lets are trading names of Exclusively Holiday Homes Limited, registered company number 08033675