

## 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.

\* **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 his/her 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.

\* **Extra charges:** Payments by credit card or international bank cards incur an additional 3% charge on the total amount.

\* **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 cannot take your holiday 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. 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 holiday 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 holiday. Our liability would not extend beyond this refund.

\* **Children** are welcome - please advise us if you need any special equipment providing, such as a travel cot, and we will do our best to accommodate (space and availability of equipment permitting).

\* **Pets** are not permitted.

\* **Check in:** Your accommodation will be available to you for check in between 3pm and 6pm on the day of arrival. Please try not to arrive earlier as we may still be preparing your accommodation and therefore not available to welcome you. If you are arriving later than 6pm, we can arrange to leave keys in a keysafe for you – please contact us to discuss your timings a few days before your arrival.

\* **Check out:** Please be ready to leave the accommodation by 10am on the day of departure. Please try to 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.

\* **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 by the property owner 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.

\* **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.

\* **Noise:** Please show consideration for neighbours. In particular, keep music, TV and noise low after 8pm and before 9am. Bear in mind that if windows or doors are open, sound travels much further, so please close these between these hours. If you are enjoying an evening in the garden, please keep noise to a minimum.

\* **Laundry:** Each guest is provided with a bath and hand towel. Beds are made up ahead of arrival. If you are staying for a longer period, additional linen will be provided. 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.

\* **Parking:** There is off road parking for two vehicles directly in front of Little Friston Lodge.

\* **Smoking:** All of our accommodation 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 or vape outside, with doors to the property closed to prevent it blowing back in, and dispose of any cigarette remains safely.

\* **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 make a contribution.

\* **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