

## **BOOKING AGREEMENT**

The hiring contract is between the Client and the Owners of the property, Christopher and Nikola Abrams, and is subject to the following conditions.

The Owners are not responsible for any accident, damage, loss, injury, expense or inconvenience to persons or property which the Client or any other person may suffer or incur while renting the property.

**Reservations** can be made by phone, e-mail or letter. A booking form will then be forwarded to the customer. Completion of booking form along with deposit must be received within 1week of initial reservation date in order for the holiday to be considered as booked; otherwise the reservation will be considered as no longer valid and will return to being available.

**A deposit of £200 per week** (non-refundable) must accompany the booking form for the reservation of the cottage. If the booking form is submitted eight weeks or less before the start of the holiday, the full cost of the holiday should be sent with the form. When a booking is accepted, the Client becomes liable for the balance of the full cost for the period of the holiday, which must be paid eight weeks prior to the holiday.

**The balance of the total cost** must be paid in full at least 8 weeks prior to commencement of holiday. Failure to send the balance payment by the due date, may be viewed as the customer cancelling the holiday. Under such circumstances, the deposit will not be refunded.

**If a holiday is cancelled** more than eight weeks in advance, the deposit will be refunded. If the Client cancels less than eight weeks in advance, rent paid will be refunded only if the Owners are able to re-let the property. If the Owners are unable to re-let the property, there will be no refund. We strongly advise that holiday insurance is taken out as a precaution.

**Changes to the date** of the holiday made eight weeks in advance of the start date will be transferred to the new booking. We are unable to change a holiday date within eight weeks of the start date of the original holiday.

**Accommodation in the cottage** is restricted to the number of persons stated on the booking form. Under no circumstances whatsoever may the number of occupants of the property exceed that stated on the booking form. The Owners reserve the right to refuse entry to a group exceeding the number stated on the booking form.

**The Owners reserve the right to refuse entry to any person who, in the Owner's opinion, is not suitable to take charge.** In this instance, any agreement between the Client and Owner will be null and void, and any monies paid by the Client will be non-refundable.

**The Client is responsible** for the garden, property and all furniture, fittings, equipment, utensils and other contents in or on the property in the state of condition as found at the beginning of the let. It is the responsibility of the Client to inform the Owners of any breakages or accidental damage caused by the Client, prior to the end of the let. Charges will be made for extra cleaning and breakages.

**We shall make every effort** to rectify any faults or make repairs to equipment or services as soon as possible, should the need arise. We cannot however, be held responsible for any such breakdowns or loss.

**If for any reason beyond the owners control** (e.g. fire, flood damage, illness, sale etc) the property is not available for the date of the holiday booked, the Owners will do their utmost to provide alternative accommodation. This cannot be guaranteed and, if alternative accommodation cannot be found or is unsuitable, the Client must advise the Owner within seven days of being offered alternative accommodation, in which case all monies paid by the Client will be refunded in full. The Owner is not liable for any loss, expense or inconvenience resulting from such unavailability or unsuitability. Any claim made must be received by the owners, in writing, within five days of the commencement of the holiday, at The Old Steading, Mainhouse Farm, Kelso, TD5 8AA.

**We cannot accept liability for injury** or loss of life to any person within the premises. Neither can we accept liability for loss or damage to any property or vehicle brought onto the premises. We recommend that the customer takes out his own private insurance as required.

**The cost of the holiday includes** central heating (radiators and underfloor heating in kitchen and bathrooms), and electricity. Pots, pans, glasses, crockery, cutlery, tablecloths, table mats, linen, towels, bathrobes, pillows and duvets are all supplied.

**The cottage is available after 3:00 p.m.** on day of arrival. Rental period normally runs from Saturday to Saturday. Cottages must be vacated by 10.00 a.m. on day of departure.

**The cottage is strictly non smoking.**

**A maximum of two (well behaved) dogs are permitted.** Dogs must not be left unattended in the property, and must be kept under strict control. The Client is responsible for any damage caused by dogs, and for removing all dog hairs, etc, and tidying any mess in the garden, before leaving. The Owners reserve the right to charge for any cleaning in or outside the property, made necessary by dogs.

**The occupation of the property** is strictly on the basis that the let is for holiday purposes only, and no right exists for the Client, or any person staying in the property with the client, to remain in the property after the dates originally booked. All persons will vacate the property by 10am on the last day of the let, unless otherwise agreed in writing by the Owners.

**The person who signs the booking form** will be deemed the Client, and is responsible for any monies owing with regard to the let or damage to the property. He or she must be at least 18 years of age and is also responsible for ensuring that all persons occupying the property adhere to the terms and conditions as set out.

Nikola & Christopher Abrams  
The Old Steading, Mainhouse Farm, Kelso, Roxburghshire, TD5 8AA  
Tel: 01573 440335  
Mobile: 07768 065082  
Email: [nikola@scottishbordercottages.co.uk](mailto:nikola@scottishbordercottages.co.uk)