

## Rental Agreement

ADDRESS: **69, Stoneleigh Holiday Village, Weston, Sidmouth, Devon. EX10 0PJ**

CHECK-IN TIME is AFTER 3 P.M. UK Time and CHECKOUT is 10 A.M. UK Time  
NO Early check-in or late checkout.

### **SMOKING**

This is a **NON SMOKING** property.

### **PETS**

**PETS are not permitted in our bungalow under any conditions.**

### **SECURITY / RESERVATION DEPOSIT**

A security deposit of **£100** is required. This must be received within **five (5) days** of booking the holiday property. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within **(14) days** of departure, provided the following provisions are met:

- No damage is done to property or its contents, beyond normal wear and tear.
- No charges are incurred due to illegal activity, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in rubbish bin, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left in the Key Safe and the bungalow is left locked
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early arrival or late departure.
- The renter is not evicted by the owner (or representative of the owner) or local law enforcement.

The security deposit will not necessarily be the limit of the renter's liability to the Owners.

## CANCELLATIONS

Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a **5% cancellation fee or £50**, whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

## MAXIMUM OCCUPANCY

The maximum number of guests is limited to four (4) persons.

## MINIMUM STAY

This property requires a three (3) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

## INCLUSIVE FEES

Rates include a one-time linen & towel setup. Facilities fees are included in the rental rate.

## NO DAILY HOUSEKEEPING SERVICE

While linens and towels are included in the unit, daily maid service is not included in the rental rate and is not available. We do not permit towels or linens to be taken from the property, so please bring your own beach towels.

The renter agrees to be considerate and **take good care of the property** and leave it in a reasonably clean and tidy condition at the end of the rental period. We reserve the right to make a retention from the security deposit if the property is left in an unacceptable condition.

## BEHAVIOUR

The renter agrees not to act in a manner that would **cause disturbance** to those residents in neighbouring properties. **No parties or events are allowed.** The renter is responsible for the **security of the Property** during their stay and should take all reasonable precautions to ensure security of the property during periods when they are away from the Property. **Smoking is prohibited** at all times within the property.

The renter shall report to the Owners without delay any **defects in the property** or breakdown of any appliance in the property and arrangements for repair and/or replacement will be made as soon as is reasonably possible.

## PROPERTY RATES AND PRICING

Rates are subject to change without notice.

### **FALSIFIED BOOKINGS**

Any booking obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

### **WRITTEN EXCEPTIONS**

Any exceptions to the policies mentioned above must be approved in writing in advance.

### **The Owners shall not be liable to the renter:**

- (i) For any **temporary defect or stoppage** in the supply of public services to the property, nor in respect of any equipment in the property, although the Owners will use their best endeavours to restore any services as soon as possible.
- (ii) For any loss, damage or injury which is the result of careless use of the property, adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners.

**PERSONAL BELONGINGS** are at the renter's risk. The Owners cannot accept responsibility for personal injury, illness or loss or damage related to renter's belongings.

Under no circumstances shall the **Owners' liability** to the renter exceed the amount paid to the Owners for the rental period.

### **PARKING**

**PARKING** – Parking is limited to one (1) vehicle. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

### **WATER AND SEPTIC**

The site is on a septic tank system, far away from our bungalow. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper.

### **INSURANCE**

It is your responsibility to take out adequate travel insurance and cover for the duration of your trip.

**I HAVE READ THE TERMS AND CONDITIONS ABOVE AND I ACCEPT THEM ON BEHALF OF ALL MY PARTY WHO WILL RESIDE IN THE PROPERTY, ON WHOSE BEHALF I AM DULY AUTHORISED TO MAKE THIS AGREEMENT. I AM OVER 18 YEARS OF AGE.**

***By confirming your booking you're automatically agreeing to the above terms and conditions.***

***Many thanks, Claire and Roy Fuller***