

TERMS AND CONDITIONS

The Granary in The Square, Grantown-on-Spey, PH26 3HF

Sawmill Cottage, Grantown-on-Spey, PH26 3NS

Steam Train Cottage, Aviemore, PH22 1RF

The following terms apply:

"**Owner**" shall mean Simon Bourquin, Kylintra House, Grantown-on-Spey, PH26 3NS

"**Customer**" shall mean the individual who made the booking.

"**Tenants**" shall mean the Customer's party.

FEES

Deposit:

A deposit of 10% of the total cost will be payable on booking.

A 2nd instalment of 30% of the total cost will be payable 30 days before the arrival date.

The balance is payable not less than seven days before the arrival date. You will be sent advance notification that the balance is due. If the balance of payment is not received by the stated date, the dates will be marketed again and the deposit forfeited.

Cancellation:

Our cancellation terms are as follows:

- The 10% deposit will be non-refundable, regardless of circumstances.
- If the cancellation is between 1 week and 4 weeks before arrival 40% of the total cost of the accommodation is non-refundable, regardless of circumstances.
- If the cancellation is less than 1 week before arrival 100% of the total cost of the accommodation is non-refundable, regardless of circumstances.
- In the event of cancellation and extras paid (linen and cleaning fee) in total or part will be refunded to the customer.

The owner recommends that the customer has their own travel insurance in place to cover any costs in the event of cancellation.

Disclaimer:

The Owners have taken every care to ensure the accuracy of property descriptions on their web site, and all information is provided in good faith and is believed to be correct.

GENERAL TERMS

1. The Customer warrants that the properties let are to be used for the purposes of a holiday and so accepts that the letting is a holiday let.
2. The Customer shall not sub-let the premises or any part thereof.
3. The number of people occupying the premises shall not exceed the number stated for the premises, or stated at the time of booking. In exceptional cases the Owners may give permission for extra people to occupy the premises, in this case there will be an additional charge at the Owners' discretion.
4. The Customer binds and obliges oneself to vacate the hired premises without demand at the termination of the period of hire.
5. The Owner has the right to enter the property at any reasonable time for the purpose of inspection, repair work, etc.
6. In the following instances there will be additional charges:
 - For breakages, loss or damage. The Customer should report any deficiency which they notice on arrival, and any which occurs during their stay. Where appropriate, the Customer will be liable to pay the replacement cost of the item broken, lost or damaged.
 - When Tenants leave the house, furniture or equipment dirty. The house will be in a clean condition on your arrival, and Tenants must leave it in a like condition. The right is reserved to make a charge for additional cleaning if the property has not been left reasonably clean.
 - When Tenants overstay the departure time. Time is required between tenancies in order to check the house before the next Tenants arrive. Occupation of the house will be given at 1600hrs on the first day of the let. The apartments must be vacated by 1000hrs on the last day of the let. The right is reserved to charge for an extra day if tenants have not left by 1100hrs.
 - A generous electricity allowance will be provided. Anyone abusing this facility will be charged for additional electricity at cost plus 10%.
 - The charging of electric vehicles is not permitted. Details of local charging points can be found in the property information brochure. The owners reserve the right to retain £15.00 per day from any damage deposit in the event customers are charging their electric vehicles.
7. SMOKING IS NOT PERMITTED IN THE ACCOMMODATION (including entrance hallways). Additional cleaning charges may apply if it is found that smoking has occurred inside the property.
8. Pets are not allowed in the property and the owner reserves the right to refuse entry to any pets. Assistance dogs are allowed in accordance with The Equality Act 2010
9. The Owner may treat the booking as cancelled if the balance of the payment is not received 1 week before the arrival date, and every effort will be made to re-let the vacancy.

10. The Customer shall undertake to prevent any member of their party from causing a nuisance or disturbance to other residents, neighbouring occupiers.
11. The Customer undertakes to leave the hired premises secure if left unoccupied during the period of let.
12. The Customer undertakes to relieve the Owner from any liability for damage or injury, however caused, by any member of their party.
13. The Owner, their agents or employees, accept no responsibility for loss, injury or damage to any member of the Customer's party or their property, howsoever caused, arising in any manner out of the let of the premises.
14. In relation to all properties the letting contract will be between the Owner and the Customer.
15. The customer is deemed to have accepted these Terms and Conditions upon payment of the 10% deposit.
16. In the event that any individual term or clause stated in this contract is not permissible by law, the remainder of the Contract shall remain valid.
17. This Agreement shall be governed by and construed in accordance with the Laws of Scotland and shall be subject to the jurisdiction of the Scottish Courts.
18. This does not affect your statutory rights.

A Good Housekeeping deposit of £100 is required to be paid on arrival and will be returned to the customer during inspection of the property at check out.