



# Rookery Farm Booking Conditions

1. Small pets are acceptable by prior arrangement – but strictly no more than 2 per property. A damage deposit may be required to confirm the booking.
2. Our properties are strictly non-smoking.
3. A non-refundable deposit of one third of the total cost is payable. For bookings made more than four weeks before arrival a deposit of one third of the total cost is payable at time of reservation to confirm the booking, the balance to be paid not less than four weeks before commencement of the booking. For bookings made less than four weeks before arrival, the full amount is payable on booking.  
*Cheques should be made payable to ARTHUR WILSON ESTATES LTD.*
4. Bookings cancelled less than six weeks before date of arrival must pay the full balance.
5. Reservations run from 4pm on the day of arrival to 10am on the day of departure, times may vary for short breaks.
6. Cars are parked at owner's risk and no responsibility can be accepted for loss or damage to vehicles or their contents.
7. The owners regret that they cannot be held responsible for any accident that occurs whilst on the premises.
8. Supervision of all children is the responsibility of the parents/guardians. The owners regret that they cannot be held responsible for your children, their behaviour or any accidents that occur during your stay.
9. Under no circumstances are visitors to exceed the number of people allowed to stay in the accommodation. Bed linen except cot linen is provided.
10. Hand and bath towels are provided for use inside the property. Please bring your own beach towels.
11. All damage and breakage to the property or its contents must be reported to the owner or key holder/caretaker as soon as possible. The owner or his agent will repair the damage as soon as practical.

Damage or breakage caused by the act or omission of the hirer or persons attending the property at the hirer's invitation must be repaired or replaced by the hirer at the hirer's expense or paid for by the hirer within 7 days of the cost of repair or replacement being determined and notified to the hirer.

12. No more than the maximum number of persons, as stated in the brochure, may occupy a property. If this condition is not observed, the owners reserve the right to refuse admittance due to non-compliance with this condition.
13. The hirer is responsible for the property and is expected to take all reasonable care of it. All equipment, utensils etc., must be left clean and the property must be left clean and tidy at the end of the hire period.
14. If the hirer is not entirely satisfied with the accommodation offered, they must contact the owner or the owner's representative immediately and attempt to resolve the problem.
15. Pets, where permitted (as indicated on the individual property details) are the responsibility of the hirer/owner and must be kept under strict control and on a lead always in public areas. The owners must remove all trace of pet occupation both inside and outside the property – failure to do so may result in extra cleaning charges. Pets must not be left unattended at any time in the holiday property and are not permitted on furniture or beds. If a refundable deposit is paid and damage has been caused this will be used and any balance refunded, but this is without prejudice to any further claim from the property owner.
16. The hirer shall be entitled to occupy the property for holiday purposed only and this agreement shall not confer on the hirer any security of tenure within the terms of the Housing Act 1988 pursuant to which the occupation shall be deemed to be by way of excluding tenancy.
17. The property owner reserves the right to refuse any booking without explanation.