

Terms & conditions – Cavendish Apartment

* **Booking confirmation:** A confirmed booking exists when either written or email confirmation of that booking is accepted by Exclusively Holiday Homes / Exclusively Short Lets† on behalf of the property owner.

* **Lead guest:** The lead guest must be adult and over the age of 25 to book this property.

* **Agreement:** Exclusively Holiday Homes / 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 can direct any queries through Exclusively Holiday Homes 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 their stay 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 per week booked to secure. 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 may be higher for bookings of three weeks or more). This is payable by cheque, by bank transfer or by card and must be received before your arrival.

* **Extra charges:** If guests wish to use the z-bed / pull out bed in Cavendish Apartment, there is a £75 supplement (no charge if for under 14s). You must request this on booking and clarify total numbers of guests please.

* **Cancellation policy:** Once you have booked your stay, the agreement is a legal contract between you and the property owner. If for whatever reason you are unable to make your booking 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. For this reason we strongly recommend that you take out cancellation insurance. If the property is re-let during the period of cancellation we would offer a refund for the dates rebooked (after appropriate costs have been deducted). 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 stay 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 booking. Our liability would not extend beyond this refund.

* **Check in:** Your accommodation will be available to you for check in from **4pm** on the day of arrival. Please try not to arrive earlier unless agreed in advance, as we may still be preparing your accommodation. We will arrange to leave keys in a keysafe at the property and will email to discuss your timings and the keysafe code a few days before your arrival.

* **Check out:** Please be ready to leave the accommodation by 10am on the day of departure. Please leave the accommodation as clean and tidy as possible, wash any 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 as per the instructions in the guest information folder and guest arrival details.

* **Smoking:** This property 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 and clear of the property with the door and window closed so smoke doesn't blow back in and safely remove any cigarette remains immediately. Please do not lean out of a window or use the bathroom to smoke or vape and be aware that vapour can set off smoke alarms.

* **Candles/flames:** The use of candles or naked flames is not permitted in any of our properties – apart from gas hobs / cookers where these are fitted.

* **Children** are welcome - please advise us if you need any special equipment providing such as a travel cot or highchair and we will do our best to accommodate (space and availability of equipment permitting). Please note that we do not provide cot bedding, which you will need to bring with you.

* **Pets:** Dogs and other pets are not permitted in the property including those of any visitors during your stay.

* **Parking:** There are parking restrictions in place along Chiswick Place and the surrounding streets and vouchers are provided for your stay so please leave behind any unused (and unmarked) permits with your keys. These are valid for 'S or H' zone parking only so check signs to ensure you are parking in the correct zone. You must complete the permit correctly and complete the date as directed on the voucher or it will not be valid and you may receive a parking fine. Restrictions run from 8am-6pm, Monday to Saturday inclusive (although Sunday may be brought in, so check the nearby parking sign). Please note that there isn't an on-site charging point for electric vehicles and it is not permitted to trail a lead from inside the property to charge your vehicle.

* **Laundry:** Beds are made up ahead of arrival and towels are also provided. If you are staying for two weeks or more additional linen will be provided. Please do not wash white linen or towels or bath robes to avoid discolouration as any damage or replacement would be deducted from the security deposit.

* **Keys:** Please ensure that you leave all keys behind when you depart for the final time according to the instructions in the guest information folder in the property as the cost of replacements would be deducted from your security deposit should you lose any.

* **Noise:** Please show consideration for neighbours at all times and bear in mind that this is a residential area. In particular, keep music, TV and noise low after 8pm and before 9am and consider that if windows are open, sound travels much further. In consideration of neighbours below, please do not allow children to run around inside. Loud parties and gatherings are strictly prohibited.

* **Storage of bikes etc:** There is no provision for the storage of bikes, fishing equipment etc. If you do bring these items, you will need to store them in or on your car. Please do not bring them into the property or through the communal areas.

* **Utilities:** Our rental prices include the reasonable usage of electricity, gas and water. If the usage of these during your stay is significantly higher than average usage for the appropriate season, you may have to contribute to costs. We are therefore asking guests to "Think Green" by turning down the temperature when you go out and at night and switch appliances off at the sockets (except for fridge freezers and the Wi-Fi) to reduce energy consumption.

* **Drains:** Please be careful not to put anything down the sinks or toilets that could potentially damage or block the drains. Common items that cause problems and should not be put down are solidified fat, medicines, disposable nappies, sanitary items (tampons, towels), wet wipes, cotton buds and condoms.

* **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 / breakage deposit, the owner may seek additional compensation through legal means.

* The property owner and Exclusively Holiday Homes / 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 of three weeks or more) will be held in case of any damage to, or loss from, the property or its contents. Once the accommodation has been checked 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 and dirty state, requiring deep-cleaning, the cost for this will be deducted from your security deposit.

* **Data:** Any data collected during the course of this booking may be kept on computer.

* **Identification:** As lead guest you will be asked to provide your full address, email and mobile number in use during your stay as well as the full names of all guests staying in the property. This information will be added to your booking but at no time will be passed on to third parties for marketing purposes. Overseas guests who don't hold a British passport will also be asked to provide copies of their passports ahead of arrival.

* **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, Exclusively Short Lets and Accommodation Eastbourne are trading names of Exclusively Holiday Homes Limited, registered company number 08033675