

Broomton Farm Cottages

BOTH COTTAGES ARE **Non-Smoking**

Booking Terms and Conditions

1. A booking is a contract between client and proprietor.
The client signing the agreement must be over 18 years of age.
2. Bookings are from 4 pm on the arrival day until 10.00 am on the day of departure unless otherwise agreed.
3. Your telephone or e-mail booking will be held provisionally for up to 5 days until receipt of your deposit.
4. **No booking can be confirmed until the deposit is received.** The deposit is strictly non-refundable.
5. On receipt of the completed booking form and deposit, written confirmation of your booking will be forwarded.
6. We recommend that you cover yourself by holiday insurance.
If you wish to cancel your booking, notice should be given in writing to the address above. In the event of cancellation more than six weeks in advance the deposit only will be retained by **D & M Ker**. If less than six weeks notice of cancellation is received and if the property cannot be re-let you will be liable to pay the total cost for the period booking.
7. The proprietor reserves the right to enter the property at any reasonable time over the duration of the contract in the event of any problems arising with plumbing, electricity, water or fixtures and effects.

8. The client must ensure that the accommodation, fixtures and fittings are left in the same state of cleanliness and order as was found at the commencement of the stay. Any damage or breakages may be charged for by the proprietor at cost.
9. The number of people occupying the room must not exceed the number shown in the particulars of the individual cottage.
10. Properties are for short term occupancy only and the proprietor has the right to repossess under Case 11B of part 2 of schedule 3 of the rent act (Scotland) 1971, amended 1974.
11. The proprietor reserves the right not to accept a booking, or refuse entry if the booking conditions are not met.
12. The proprietor reserves the right to cancel any booking already made if the property becomes unavailable for reasons beyond the owners control. In these circumstances the proprietor shall refund any sums paid directly to the proprietor in relation to the fees for the booking. The proprietor has no liability for any other expenses incurred by the client.
13. The proprietor cannot accept responsibility or be liable for any loss of or damage to personal effects, baggage, motor car accessories or any other item belonging to or in possession of the hirers party while on premises.
14. Sorry **no pets** permitted.

PLEASE RETAIN

Proprietors: D & M Ker. Broomton Farm, Aulder, Nairn, Nairnshire. IV12 5LB.
Tel 01309 641505