

The Birches, Ballater
Conditions of Let

1. Letting Period – Letting is on a weekly basis, unless otherwise agreed. The let will commence at 4pm on the date of arrival, and finish at 10am on the date of departure.
2. Occupancy – The property is to be used only by those named on the booking form, and is for holiday use only.
3. Booking and Payment – Provisional bookings must be confirmed within 7 days by completion of a booking form accompanied by payment of £200 per week reserved. The balance for the booking is due 6 weeks prior to commencement of the let. For bookings made within 6 weeks of commencement of the let, the full balance is due with the booking form.
4. Cancellation – Cancellation made by the client will mean forfeiture of the deposit. Cancellation made within 6 weeks of the arrival date will incur the cost of the full let, unless the property is subsequently let to alternative client. In the event of the owner having to cancel the booking, any payments received from the client will be refunded by the owner, and no further claim against the owner shall be made.
5. Utilities – Electricity is included to provide power for lighting and cooking, and domestic fuel oil is provided for the central heating system, and hot water.
6. Bed linen and towels are included.
7. Subletting – Subletting is strictly prohibited.
8. Breakages and Damage – Please advise of any breakages or damage occurring during your stay. Normal wear and tear is accepted. However, breakages or damage occurring due to misuse or reckless behaviour will be charged at cost for repair or replacement.
9. Pets – Domestic pets are not permitted on or in the property.
10. Smoking – Smoking is not permitted in the property.
11. Liability – The owner shall have no liability for any injury, death, damage to or loss of personal property.
12. Client responsibility – The use of the property and its equipment is solely at the risk of the client. The owner shall have no responsibility for loss or damage to clients property. The Client is responsible to take reasonable care of the property and its contents, and shall leave the property in the same state of repair as when the let commenced.