

## PEEBLES LETS TERMS & CONDITIONS

### BOOKING CONDITIONS

The properties known as Lower Portbrae and Chambers House Apartments are offered for holiday rental subject to confirmation by Peebles Lets ("the Owners Representative") to the renter ("the Client").

To reserve the Property, the Client should complete the booking form with payment of the non-refundable deposit (25% of the total rent due). Following receipt of the booking and deposit, the Owners Representative will send confirmation of booking. This is the formal acceptance of the booking. The balance of the rent together with the security deposit (see clause 4) is payable not less than four weeks before the start of the rental period. If payment is not received by the due date, the Owners Representative reserves the right to give notice in writing that the reservation is cancelled. Reservations made within four weeks of the start of the rental period require full payment at the time of booking.

A security deposit of a minimum £100 for the rental period is required in case of, for example, damage to the property or its contents. However, the sum reserved by this clause shall *not* limit the Client's liability to the Owners

Representative. The Owners Representative will account to the Client for the security deposit and refund the balance due no later than 2 weeks after the end of the rental period.

All cancellations must be made in writing/email. When cancellations are received more than 10 weeks prior to the letting, the deposit will be retained by the Owners Representative (unless otherwise approved).

When cancellations are received less than 4 weeks prior to the letting, then the full cost of the letting is payable. The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc, since these are not covered in the Owner's insurance.

The rental period shall commence at 4.00pm on the first day and finish at 10.00am on the last day, unless by separate negotiation.

The Owners Representative shall not be obliged to offer accommodation before the time stated and the Client shall not be entitled to remain in the occupation after the time stated.

The maximum number to reside in the Property must not exceed six (for Portbrae) and 6 (for Chambers) unless the Owners Representative has given written permission.

The Client agrees to be a considerate tenant and to take good care of the Property and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean and linen change is included in our prices, the Owners Representative reserves the right to make a retention from the security deposit to cover additional cleaning costs if the Client leaves the Property in an unacceptable condition. The Client also agrees not to smoke inside the house, not to take pets to the house and not to act in any way which would cause disturbance to those resident in neighbouring properties.

The Client shall report to the Owner's agent without delay any defects in the Property or breakdown in the equipment, plant, machinery or appliances in the Property and arrangements for repair and/or replacement will be made within 24 hours otherwise a claim may be made against the security deposit.

The Owner shall not be liable to the Client:

For any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery or appliances in the property.

For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond control of the Owner.

For any loss, damage or inconvenience caused to or suffered by the Client if the property shall be destroyed or substantially damaged before the start of the rental period. In any such event, the Owner shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

The terms & conditions are governed by Scottish, English & Wales Laws.

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[www.peebleslets.co.uk](http://www.peebleslets.co.uk)