

Dunroamin Self Catering

Please read the following Terms and Conditions carefully. On booking your holiday you are entering into a contract which binds the renter ('client') and the owner in various ways.

1. The property known as Flat 1 'The Glen' is offered for holiday rental subject to confirmation by James Halloran (owner) to the client.
2. To reserve the property, the client should forward the non-refundable deposit as agreed at the time of booking. Following receipt of the deposit, the owner will send a confirmation letter and account balance. This is the formal acceptance of the booking. Payment can be made by Debit/Credit Card or by Bank transfer. Cheques will only be accepted if agreed in advance.
3. The balance of the rent together with the security deposit (see clause 7) is payable not less than six weeks before the start of the rental period. If payment is not received by the due date, the owner reserves the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the balance of the rent unless the owner is able to re-let the Property. In this event Clause 6 of these booking conditions will apply. Reservations made within six weeks of the start of the rental period require full payment at the time of booking.
4. Smoking is strictly prohibited.
5. We are unable to accommodate pets.
6. Any local chargeable expenses arising during the rental period should be settled before departure.
7. A security deposit of £150 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 owner. The owner shall account for the security deposit and refund the balance within two weeks after the end of the rental period.
8. Subject to Clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid will be made if the owner is able to re-let the Property, and any expenses or losses incurred in doing so will be deducted from the refundable amount.
9. The rental period shall commence at 4.00pm on the first day and finish at 10.00am on the last day. The owners shall not be obliged to release the accommodation before the time stated and the client shall not be entitled to remain in occupation after the time stated, unless agreement has been made with the owners.
10. The client should arrange a comprehensive insurance policy (including winter sports cover where appropriate) and to have full cover for cancellation, personal belongings, public liability etc, for the duration of their stay. These are not covered by the owners insurance.
11. The maximum number of people to reside in the Property shall not exceed 6 (six), unless the Owner 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. The owner reserves the right to make retention from the security deposit to cover any extra cleaning costs if the client leaves the Property in an unacceptable condition. The client also agrees not to act in any way which would cause a disturbance to those resident in neighbouring properties.
12. The client must notify immediately any shortcomings in the property. The owner cannot accept any subsequent claims for shortcomings not so notified. The client must also notify, without delay, any damage or defects detected during their stay. Failure to do so may result in the client being made liable for any damage or defects.

13. The owner shall not be liable to the client:

a) for any temporary defect or stoppage in the supply of public services to the Property, nor in the respect of equipment, plant, machinery or appliances in the Property,

b) for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters, beyond the control of the owner, or

c) 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 and 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.

14. Under no circumstances shall the owner's liability to the client exceed the amount paid to the owner for the rental period.

15. Vehicles are to be parked in parking space number 3. Vehicles, their accessories and contents are left at your own risk. We cannot be held responsible for loss or damage thereto, from any cause whatsoever.

16. The owner or service person shall be allowed access to the property at any reasonable time during your stay, only if necessary.

17. Keys shall be picked up and returned to Dunroamin Bed and Breakfast, Craginagower Avenue, Aviemore. PH22 1RW