

The Briar Rose Holiday Let - Terms and Conditions: October 2023

1* Securing a booking:

A down payment of £50 is required to secure the booking if it is made more than 31 days prior to the start date. The outstanding amount is due 28 days before the commencement of the booking.

2 Transfer of bookings

You may not transfer your Booking or any other rights and responsibilities to any other person, without our prior written consent.

3* Cancellation Charges & Refunds

Notice period	Cancellation charge
7 days or more	None (Full refund)
Less than 7 days but more than 48 hours	£50
Less than 48 hours	£100

In the event that we are forced to cancel a booking prior to guest arrival then we will refund in full any payments received for that booking. This will be the limit of our liability.

4 Security deposits

We would only request a security deposit under certain circumstances.

5 Arrival and departure times:

You can arrive at your property at any time after 3pm. Please leave by 10:30 am on the last day.

Earlier arrivals and later departures may be possible dependent on bookings. Please check with us prior to arrival if this is something you would like.

6 Smoking & naked flames

Smoking is strictly forbidden within the property. Smoking is permitted on the patio and outside the property. Please use an ashtray for your cigarette butts. (If you smoke within the property it will be evident for several days afterwards. This will require a deep clean for which you will be charged £100).

As of October 2023, UK fire regulations forbid the use of candles and tea lights in rental properties.

7 Behaviour

All guests at the Briar Rose are defined as transient guests, residing at the property for short fixed term periods (normally between 2 to 28 days). Whilst at the property you and all members of your party agree:

- to keep the property clean and tidy;

- to leave the property in a similar condition as you found it when you arrived;
- to behave in a way at all times while at the property which does not break any law;
- not to use the property for any illegal or commercial purpose;
- not to sublet the property or any part thereof or otherwise allow anyone to stay in it who we have not previously accepted as a member of your party;
- Not to behave in anti-social manner, breach the peace or otherwise act in a way which may disrupt or affect the enjoyment of others, particularly neighbouring properties.
- Consumables supplied by the Briar Rose may be used on the premises only. Property of The Briar Rose must not be removed from the premises.
- The charging of electric vehicles from the Briar Rose electric supply is expressly forbidden unless a specific agreement is made prior to arriving at the property.

8 Maximum occupancy

- You must not allow more people than 5 to stay overnight in the property.
- You must not hold events (such as parties, celebrations or meetings) at the property.

If you do any of these things, the owner can repossess the property. In these situations you will not receive a refund of any money you have paid for your booking. We will not be legally responsible to you as a result of this situation. (This will include, for example, any costs or expenses you have to pay due to not being able to stay in the property, such as the cost of finding other accommodation.) We are not under any obligation to find any alternative accommodation for you.

9 Pets

Registered assistance dogs are allowed. Permission to be requested from owner in advance. There will be an addition cleaning surcharge for such an arrangement.
Pets are otherwise not allowed.

If you or any member of the party has a pet allergy, we cannot guarantee that dogs, or other pets, have not stayed in the property, despite our rules. We cannot accept any responsibility for any subsequent health reaction. It is your responsibility to make specific enquiries before booking.

10 Damage

You are responsible for and agree to reimburse to the owner all costs incurred by the owner as a result of any breakage or damage in or to the property which is caused by you or any members of your party or any other persons invited into the property by you. The owner can ask for an extra payment from you to cover any such costs.

The owner expects the accommodation to be left in a reasonable state on departure. If in the owner's or housekeepers opinion, additional cleaning is required, you will be liable to the owner for the cost of this cleaning.

Please check the inventory list and its contents on arrival at the property. If you discover that anything is missing or damaged on arrival please notify the owner or housekeeper immediately.

11 Right of Entry

Should we need to access the property we will try to arrange a convenient time with you first.

However, the owner (or appointee) is allowed to enter the property, (without advising you first if this is not practical or possible), if special circumstances or emergencies happen, (for example if repairs need to be carried out or if you break any of the booking conditions). The owner (or representative) is also allowed to enter the property to inspect it (including but not limited to where you have complained about the property). You agree to allow the owner or their representative (including workmen) access to the property as required by this clause.

12 Unreasonable behaviour

The owners can refuse to hand over their property if the unreasonable behaviour of anyone in your party is likely to cause offence to members of staff or to neighbours, or if the owner has reasonable cause to believe you or any member of your party will cause damage or loss to the property, its services or facilities. If this happens, the contract between you and the owner will end and you will not receive any refund and neither the agent nor the owner will have any further responsibility to you.

The owner can end a stay after the keys have been handed over, if the unreasonable behaviour of anyone in your party (including anyone invited into the property by you) is likely to spoil the enjoyment, comfort or health of neighbours or members of staff or where you or any member of your party (or anyone invited into the property by you) has broken or is likely to break any of these booking conditions. If this happens, you will have to leave the property immediately and no refund will be given. You may also be responsible for any costs the owner has as a result of your behaviour as set out in clause 7.

13 Your Obligations

You agree to take all responsibility for your personal property. No liability is accepted for any damage or loss of your personal possessions whilst on the premises. We recommend that you have a travel insurance policy in place to cover potential health, travel and property losses incurred.

** These specific terms and conditions apply only where bookings have been made direct through Geostart (UK) Ltd. Where bookings and payments have been made through one of our agents, their terms and conditions will apply.*