

Booking Conditions – The Old Windmill, Aylsham

1. The property known as The Old Windmill is offered for holiday rental subject to confirmation by Mr. T Bower (“the owner”) to the renter (“the client”).
2. To reserve the property the client should complete and sign the booking form and return it together with the payment of the initial non-refundable deposit (20% of the total rental due). Following receipt of this the owner will send a confirmation/invoice. This is the formal acceptance of the booking.
3. The balance of the rent together with the damage deposit (see clause 4) is payable not less than 8 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. Reservations made within 8 weeks of the start of the rental period require full payment at the time of booking.
4. A damage deposit of £100.00 in respect of 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 clients’ liability to the owner. The owner will account to the client for the damage deposit and refund the balance due within 2 weeks after the end of the rental period.
5. Subject to clauses 2 & 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. Any expenses or losses incurred in doing so will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive holiday insurance policy (including cancellation cover) and to have full cover for personal belongings, public liability since these are not covered by the owners insurance.
6. The rental period shall commence at 4 pm on the first day and finish at 10 am on the last day. The owner shall not be obliged to offer the accommodation before the time stated and the client shall not be entitled to remain in occupation after the time stated.
7. The maximum number to reside in the property must not exceed 8 persons unless the owner has given written permission.
8. 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 is included in the rental price, the owner 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 act in any way, which would cause disturbance to any neighbouring properties.
9. The building has an external fire escape, which is for emergency use only.
10. The client shall report to the owner without delay, any defects in the property or any breakdown of equipment or appliances therein. Arrangements for repair or replacement will be made as soon as possible.
11. 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 or appliance in the property or garden.
 - For any loss, damage or injury which is the result of adverse weather conditions, strikes or other matters beyond the control of the owner.
 - For any loss, damage or injury 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 7 days of notification to the client, refund to the client all sums previously paid in respect of the rental period.
12. Under no circumstances shall the owner’s liability to the client exceed the amount paid to the owner for the rental period.