

Booking Terms and Conditions:

Thank you for choosing Flint Holiday Cottages for your holiday. We don't like writing lengthy terms and conditions but they are there to protect both you and us so please read them carefully, and if you are happy to accept them and wish to make a booking just let us know your name and address and we will reserve your chosen dates for you for seven days to allow you time to send us the deposit payment. A written form will be sent to you for your signature.

- 50 % of the tariff for the period is payable immediately to reserve your booking (this amount is non-refundable), the balance to be paid one month before your arrival. This allows us time to remarket the week/s should you have need to cancel.
- Bookings made under special offer or discounted tariff must be paid in full at time of booking, however we will refund 50% immediately as below if you have to cancel.
- In the event of cancellation however, we will refund the non-refundable amount paid if we successfully rebook the period, less a 10% administration charge.
- Bookings made under our "early booking" offer for the next holiday season may be reserved with a deposit of £50, confirmed at time of booking.
- Payment may be made by cheque (payable to M Flint) or BACS to our account. We do not currently have the facility to accept card payments.
- You are entitled to occupy the property for holiday purposes only and this agreement shall not confer on you any security of tenure within the terms of the Housing Act 1988 pursuant to which the occupation shall be deemed to be by way of an excluded tenancy.
- No more than 5 adults/children may occupy the property plus sixth cot berth unless agreed otherwise (Stone House has a sofa bed which the use of must be confirmed when booking made).
- PLEASE NOTE minimum age requirement: the hirer and at least one other of the party must be aged over 25 years.
- Bookings are not transferable to another party.
- The use of any equipment or facilities at the property which is not in our ownership is at the risk of the hirer. We will not accept responsibility for loss or injury to guests or third parties or to loss or damage to belongings or vehicles whilst at the property.
- Guests are expected to take all reasonable care of the property and the contents. All equipment, utensils etc must be left clean as found on arrival and the property left clean and tidy on the day of departure.
- We do not, like many holiday companies, ask for a damage deposit to be paid pre arrival however reserve the right to invoice the hirer within seven days of departure for exceptional damage and or cleaning costs.

- Pets (if permitted as agreed in advance) are the responsibility of the guest and must be kept under strict control at all times so as not to cause annoyance or nuisance to neighbours. Any damage caused by pets must be reported to us immediately and the guest is responsible for any cost incurred thereof in excess of £20.
- Smoking in the property is not permitted under any circumstances.
- All bed linen and tea towels are provided within the tariff quoted with the exception of bath/hand towels & cot bed linen.
- Tariff is inclusive of heating & electricity costs.
- The property is available from 3 pm on the day of arrival, unless agreed otherwise, and must be vacated by 10.00 am on the day of departure.

We strongly recommend that guests have their own travel insurance to cover cancellation and personal effects.

These terms do not affect your statutory rights as a consumer.