

MEDLAND MANOR GARDEN HOUSE RENTAL RULES

Garden House Medland Manor Cheriton Bishop EX6 6HE

CHECK-IN TIME is AFTER 4 P.M. AND CHECKOUT is by 10 A.M.

NO Early Check-in or late checkout.

This is a NON SMOKING property.

PETS- are not permitted on the Garden House property or on the Medland Manor Estate.

SECURITY/RESERVATION DEPOSIT - A security deposit of £250 is required. This must be received within five (7) days of booking the holiday property. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- ✓ **No damage is done to property or its contents, beyond normal wear and tear.**
- ✓ **No charges are incurred due to illegal activity, pets or collection of rents or services rendered during the stay.**
- ✓ **All debris, rubbish and discards are placed in rubbish bin, and soiled dishes are placed in the dishwasher and cleaned.**
- ✓ **All keys are left on the kitchen table and unit is left locked.**
- ✓ **All charges accrued during the stay are paid prior to departure.**
- ✓ **No linens are lost or damaged.**
- ✓ **NO early arrival or late departure.**
- ✓ **The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.**

PAYMENT - There is a £250 deposit to be paid within 7 days from a verbal or emailed booking to secure your holiday letting which will be reimbursed after the property has been vacated. This will also serve as a damage deposit.

An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments via bank transfer. The advance payment is not a security deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.

Your bill and payment schedule are as follows:

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| ❖ 1st payment of £250 | due within 7 days from a verbal or emailed booking. |
| ❖ 2nd payment of 50% of rental price | due 60 days prior |
| ❖ 3rd payment of remaining balance | due 30 days prior |

CANCELLATIONS - A sixty (60) day notice is required for cancellation.

Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

MAXIMUM OCCUPANCY - The maximum number of guests is limited to nine (9) persons.

MINIMUM STAY - This property requires a seven (7) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than seven days, the guest will be charged the seven-night rate unless prior arrangements have been made.

INCLUSIVE FEES - Rates include a one-time linen & towel setup. Facilities fees (heating, wireless internet, electricity) are included in the rental rate.

HOUSEKEEPING SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the property. Please leave property as you have found it at the end of your stay.

FALSIFIED BOOKINGS - Any booking obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING - Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

SWIMMING POOL - (please refer to Swimming Pool Rules if letting the property between May 31st and September 30th 2014 and sign the Swimming Pool Rule Addendum)

FIREPLACES - The fireplace is a non-vented electric fired firebox. Please do not tamper with fireplace and use remote to turn on/off.

WATER AND SEPTIC - The Garden House is operating on a septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred pounds (£250).

We recommend you take out travel insurance for your trip.

Please sign below and return scanned via email or post.
