



## **Fellows-House Terms and Conditions**

### *Contract*

The Contract for a short-term holiday let shall be between the client and Fellows House and shall be governed by English Law. Once the initial deposit has been received and confirmation issued by Fellows House the contract shall be considered to be legally binding on both parties. The contract shall be subject to the following booking conditions:

### *Reservations*

A request for a reservation will be held for a period of five days during which time the full deposit and a signed Reservation Form must be received by Fellows House.

### *Payment*

A deposit of 20% of the holiday rental due is payable if the reservation is made more than six weeks prior to commencement of the holiday rental.

Please note that the deposit is non-refundable.

The balance of the holiday rental is payable no later than six weeks prior to the arrival date. Non-payment of the balance due six weeks before the arrival date shall be construed as cancellation of the contract by the client.

Where a booking is confirmed less than six weeks prior to arrival payment must be made in full.

Payment for any supplementary services taken during the holiday period must be paid in full prior to departure.

### *Security deposit*

To cover the cost of any supplementary services such as telephone calls and to cover for any damage a security deposit of £400 or 20% of the holiday rental due (whichever is the greater) is to be paid at the time of payment of the full balance. Any supplementary services or damage will be billed and any balance paid to the client within twenty days of the end of their stay. If any monies are still due to be paid by the client they agree to pay this within ten days of being invoiced by Fellows House.

### *Care of the Property*

The client will be responsible for ensuring that the conditions of let are adhered to and is legally bound to notify Fellows House of any breakages or damage to the property and to reimburse them for replacement, repair or extra cleaning costs on demand. The client shall take all reasonable and proper care of the property and its contents and shall leave them in the same state of repair and clean and tidy condition at the end of the period of rental as provided at the beginning.

### *Insurance*

We strongly recommend that you take out adequate holiday insurance to cover any costs you might incur if you have to cancel your holiday, as Fellows House does not provide any insurance under the terms of your holiday rental agreement.

### *Personal Property*

Personal property is your own responsibility and not that of Fellows House. Vehicles are left at your own risk and Fellows House accepts no responsibility for any parking fines incurred by clients as we provide two free car parking spaces in our garage.

#### *Period of Let*

The period of let runs from 4pm on the day of arrival and terminates at 10am on the day of departure. Clients must be out of the property by 10am to give our staff time to clean and prepare the house for the next guests. Please note Fellows House is a large house and requires a significant amount of time to prepare for the next guests.

#### *Pets*

Strictly No Pets.

#### *Smoking*

Strictly No Smoking

#### *Conditions of Let*

Fellows House is to be used for the purpose of holiday let only and is not an assured tenancy. You therefore only have the right to occupy the property for the agreed period of rental for holiday purposes.

We reserve the right to refuse entry to anyone who, in our opinion, is not suitable to take occupation of the property. In such cases all payments shall be refunded and the contract terminated without further liability.

We also reserve the right to terminate the Contract at any time or remove any persons due to unreasonable behaviour, damage to property or causing annoyance or offence to other parties. In such cases any refund shall be at the discretion Fellows House.

#### *Cancellation Policy*

All cancellations must be made in writing.

In the event of cancellation by the client Fellows House shall be entitled to retain if already paid or to recover from the client the following percentage shares of the holiday rental.

Cancellations made 0 – 14 days prior to arrival – 100% of holiday rental payable

Cancellation made 15 – 30 days prior to arrival – 75% of holiday rental payable

Cancellation made 31 – 60 days prior to arrival – 50% of holiday rental payable.

If for any reason the accommodation is not available on the confirmed booking dates due to events beyond our reasonable control all monies paid will be refunded. Fellows House will have no further liability to you or any other party.

#### *Number of Persons in the property*

The number of persons occupying the property during the period of holiday let shall not exceed eight persons unless agreed separately with Fellows House. Additional persons over eight incurs an additional charge.

#### *Complaints*

Should you have any cause for complaint during the period of holiday let this should be put in writing to us.

#### *Right of Entry*

Fellows House shall be given right of access to the property at all reasonable times for the purposes of repair and maintenance or routine inspection.

#### *Terms & Conditions*

Fellows House reserves the right to change or amend their terms and conditions at any time.

#### **Fellows House**

Castle Road, Cowes, Isle of Wight, PO31 7QZ

[www.fellows-house.co.uk](http://www.fellows-house.co.uk)