

# Shore Cottage

[www.shorecottagedorset.co.uk](http://www.shorecottagedorset.co.uk)

Ringstead Bay  
Near Dorchester  
Dorset  
DT2 8NG



## Terms and Conditions of Hire

The contract is for the hire of Shore Cottage, Ringstead Bay, Dorset (the property) for private holiday purposes between the hirer (you) and the owner (we/us). The contract of hire is not effective until we send you written confirmation of the booking and confirmation of receipt of your 20% deposit.

Every attempt is made to ensure the property and equipment is in good working order however the use of all equipment and amenities is at your own risk and we will not accept responsibility for any injury or loss or damage to users' belongings. If you are not satisfied with some aspect of the property or equipment, please contact us immediately. We reserve the right to enter the property to carry out urgent works if necessary.

You agree to take good care of the property and its contents; it must be left in a clean and tidy condition, linen & towels must not be stained or damaged and not be removed from the house. The property is a strict no-smoking environment; if you smoke in the garden you agree to remove any cigarette ends prior to departure.

You agree to the House Rules (see following page) and will abide by them during your stay.

You agree to pay for breakages and will be liable for any damage, missing items and extra cleaning following your departure. This is defined as time taken in excess of the normal turn-around and would include: a) dirty dishes; b) cooker/hob/oven with burned on food; c) furniture, if moved, not put back into its original position; d) rubbish requiring disposal; e) dog waste or cigarette ends in the garden; etc.

A maximum of 6 people may stay at the property overnight. Any breach of this condition may result in immediate expulsion without compensation for lost rent. Arrival/departure times shown on the booking form must be adhered to. Late departures, unless specifically agreed with us in advance, will incur a penalty charge of an additional night's hire.

We accept no liability for happenings outside our control including the effects of extreme weather, power cuts, water shortages, coastal erosion or farming disasters, epidemic or pandemic as declared by the Department of Health, DEFRA or WHO. We accept no liability for loss or damage to your possessions or motor cars whilst at the property. Any claim against us must be made by the party leader as listed on the booking form. A claim must be lodged whilst at the property and subsequently put in writing. A claim will not be considered if it is reported after departure from the property.

### **Cancellations**

In the event of the property not being available (e.g. fire, flood, etc), we will notify you as soon as possible and will offer a full refund. Our liability in this instance is limited to the amount you have paid.

Cancellation by you must be advised in writing. If advised more than 8 weeks before the first day of the rental period, we will attempt to re-let the property. If successful, we will refund your 20% deposit less an amount reflecting any loss in revenue due to any price reduction which may have been necessary to successfully re-let the property. If we are not able to re-let the property then your 20% deposit is forfeit.

If the balance of the rent is not received 8 weeks prior to the first day of the rental period, we may assume cancellation and may proceed as per the preceding paragraph.

If cancellation is advised less than 8 weeks before the first day of the rental period, we will attempt to re-let the property. If successful, we will refund you the re-let rent received which may be less than the rent you paid due to any price reduction which may have been necessary to successfully re-let the property. If we are not able to re-let the property then the full rent amount you paid is forfeit.

You should take out sufficient holiday insurance to cover cancellation as well as your possessions whilst at the property.

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## House Rules

We expect our guests to keep the cottage clean and tidy and to leave it tidy on departure, including doing any final washing up and taking rubbish to the disposal point before departure. (From 1st November to 31st March it would be a great help if you could take your rubbish away on departure as sadly there are no rubbish collections during the winter months.)

Maximum occupancy at any time is 6 people.

Shore Cottage is a strictly no-smoking environment.

If you intend to bring a dog, its flea treatment must be up to date. Dogs are not to be left unattended in the property and they must remain downstairs and off the furniture. Dogs are not to be allowed into bedrooms under any circumstances. You must remove all evidence of your dog's presence from the garden prior to departure.

Please respect that the check out time is 11am and be out of the cottage at that time. The cleaner often arrives promptly at 11am on your departure day.

Try to conserve energy as you would do in your own home, for example don't leave electric heaters on when you are out of the cottage.

Return the keys to the agreed location on departure.

Please do not do anything which may cause staining to towels or bed linen (for example, don't use towels to remove make-up, don't eat food in the bedrooms, etc).

Thank you for your understanding.