

GRANGE COTTAGE HOLIDAY LETTING AGREEMENT

This agreement (which also relates to our 'General Booking Terms & Conditions' - see separate sheet) is made on the _____ day of _____ 20___ between the owners, Mr & Mrs A Calcutt of 28 Connaught Avenue, East Sheen, London, SW14 7RH, and the Guest(s) as per the details on the completed Guest Booking Form.

It is agreed that the Owners will let and that the Guest will take, the furnished premises at GRANGE COTTAGE, BONCHURCH VILLAGE ROAD, BONCHURCH, ISLE OF WIGHT, PO38 1RG (the Premises) for the time period set out on the Guest Booking Form.

The Guest agrees with the Owner as follows:

1. To pay the rental fee. A 50% booking fee is due on confirmation and the balance is payable in full 6 weeks prior to the arrival date.
2. Not to deface, make any alterations or additions to the interior or exterior of the Premises or to the decoration, fixtures or fittings of the Premises or to the furniture.
3. To keep the furniture, soft furnishings and equipment in their present state of repair and condition and to replace with similar articles of at least the equivalent value and standard, any items of furniture which may be found to be missing or damaged (reasonable wear and tear excepted).
4. Not to remove any of the furniture from its present position in the Premises.
5. To use the Premises as a private holiday residence for up to 8 persons only and not for any other purposes whatsoever. Additional persons may be accommodated by prior arrangement only.
6. Not to affix any poster or placard to the interior or exterior of the Premises.
7. Not to do, or permit to be done, anything which may be a nuisance or annoyance or cause of damage to any neighbouring or adjoining property.
8. Not to do anything, or suffer or permit anything to be done, as a result of which any policy or insurance held by the Owners on the Premises may become void or voidable or subject to an increased rate of premium.
9. Not to use the Premises for any illegal or immoral purposes.
10. Not to play or permit to be played in the Premises any musical instrument or sound production equipment between 11.00pm and 7.30am or so as to be audible outside the Premises.
11. To permit the Owners or their agents access to the Premises to deal with any maintenance or security issues.
12. Not to smoke or permit smoking inside the Premises.
13. Not to allow pets inside or on the Premises, except by prior arrangement only, with the exception of assistance dogs.
14. To accept and abide by the General Booking Terms & Conditions included.

Breakages / Extra Cleaning Deposit: The guest will pay a security deposit of £200 which is fully refundable, less any sum which may be due to the Owners from the Guest as a result of any breach of the Guest's obligations under this Agreement.

On Completion of the Letting Period: The Guest agrees to leave the Premises and the furniture, in a clean and tidy state of repair and condition and in accordance with the provisions of this Agreement.

Provisions and Declarations

1. If at any time during the letting period, the fee or any part of it is unpaid or any covenant by the Guest contained in the Agreement is broken or not performed or observed, it shall be lawful for the Owners or their Agent at any time thereafter to re-enter the Premises or any part thereof in the name of the whole and upon re-entry this Agreement shall absolutely determine but without prejudice the right of action of the Owners or their Agent in respect of any breach of any covenant contained in this Agreement.
2. This Agreement is made on the basis that the Premises are to be occupied by the Guest for a Holiday as mentioned in the Housing Act 1988 Schedule 1 paragraph 9 and the Guest acknowledges that this Agreement is not an assured tenancy and that no periodic tenancy will arise on the determination of the letting period.
3. As a holiday letting, this Agreement is an excluded Agreement for the purpose of the Protection from Eviction Act 1977.
4. It is the intention of the Owners and the Guest during the term of this Agreement that the occupation by the Guest of the Premises is for the purposes of a holiday let only and that the Guest occupied the Premises solely on this basis and that this Agreement shall take effect as a holiday letting Agreement only.
5. The terms and conditions of the Agreement become valid upon written confirmation by the Owners of acceptance of the holiday letting period for the agreed letting period.

Signed: _____ Name (printed) _____ Date: _____

Please return to: Kate Calcutt, 28 Connaught Avenue, East Sheen, London, SW14 7RH