



Booking Conditions & terms of hire for for letting only properties

All bookings are accepted on the following conditions and any alterations must be agreed by Swanage Holiday Properties Ltd in writing.

1. Swanage Holiday Properties Ltd is a booking agent for individual owners of properties and does not own the properties itself. Swanage Holiday Properties Limited have no control over the general upkeep or condition of any of the properties within this brochure. If you wish to reserve one of the properties for the purpose of a holiday, please telephone first to check availability. Please then complete the enclosed booking form in full and return it to us with a deposit of one-third of the total cost plus £20 booking fee.
2. By completing and returning the booking form no contract exists between you and the owner. If the accommodation is available when we receive the booking form and the owner accepts the booking you will be sent confirmation of acceptance of the booking and the contract will be concluded between you and the owner when the acceptance is posted to you. In the event that your booking is being made within six weeks of the commencement of the holiday, the full amount of the holiday must be sent with your booking form.
3. The balance is due 6 weeks before the commencement of the holiday. No further invoice will be sent to you and payment should be made in good time. Non-payment of the balance by the due date will be treated as cancellation of the holiday and the terms of condition 6 will apply.
4. The accommodation will be available at 3.00pm on the day when the holiday is to commence and the accommodation must be vacated by 10.00am on the day of departure.
5. Occupation of the property is strictly limited to those persons named on the booking form. No variation of this is permitted without prior approval of the owner of the accommodation.
6. In the event that you cancel the holiday once the Contract has been completed, you will be liable to pay the balance due under the contract. We will endeavour to re-let the accommodation and, if successful, the amount paid less a cancellation fee of £30 will be returned to you. If we cannot relet the accommodation, the full amount of the contract is payable and if already paid will not be refunded and if not paid is immediately due to the owner and payment should be sent to Swanage Holiday Properties Ltd.
7. In the event of any complaint, this should be made to the owner direct whose contact details can be found in the accommodation.
8. Whilst every effort is made in compiling this brochure as to accuracy at the time of printing, facilities may be altered or withdrawn for reasons outside Swanage Holiday Properties Limited's control and the owners' control, in which case Swanage Holiday Properties Limited accept no liability for inaccuracies in the details.
9. The statutory rights of persons who deal as consumers (as defined by Section 12 of the Unfair Contract Terms Act 1977) relating to misdescribed or defective goods or services are not reduced by these conditions and information and assistance regarding statutory rights of consumers are available from trading standards departments or citizens' advice bureaux.
10. These booking conditions will apply to all confirmed bookings.

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1. The tenancy is a holiday tenancy pursuant to Section 9 part 1 of the First Schedule Housing Act 1988
 2. THE TENANT WILL
 - (1) Not make any alteration in or addition to the premises
 - (2) Not do or suffer to be done on the premises anything which may be or become a nuisance or annoyance to the Landlord or to the tenants or occupiers of (the rest of the said building or) the adjoining premises or may vitiate any insurance of the premises against fire or otherwise or increase the ordinary premium thereon.
 - (3) Use the premises and the said furniture fixtures and effects in a tenant-like manner
 - (4) Not remove any of the said furniture and effects from the premises
 - (5) Not assign underlet charge or part with the possession of the premises or any part thereof or of the said furniture fixtures or effects or any of them
 - (6) Not use the premises or any part thereof for any other purpose than that of a private holiday residence
 - (7) Keep the garden (if any) tidy and in good order
 - (8) Yield up the premises at the end of the tenancy with all the said furniture fixtures and effects in the same clean state and condition as they were at the beginning of the tenancy and make good pay for the repair of or replace all such articles of the said furniture fixtures and effects as shall be broken, lost, damaged or destroyed during the tenancy (reasonable wear and tear and damage by fire expected)
 - (9) Leave the said furniture and effects at the end of the tenancy in the rooms or places which they were at the beginning of the tenancy
 - (10) Pay for the washing of all linen and for the washing and cleaning of all counterpanes blankets and curtains which have been soiled during the tenancy (reasonable use thereof nevertheless to be allowed)
 - (11) Pay for all gas electric light and power which shall be consumed or supplied on or to the premises during the tenancy as previously stated and agreed
 - (12) Pay all charges made for the use of the telephone (if any) on the premises during the tenancy or a proper proportion of the amount of such charges to be assessed according to the duration of the tenancy
 - (13) Permit the Landlord or the Landlord's Agent at reasonable hours in the daytime to enter upon and view the premises with prospective tenants or occupiers
 - (14) Not to permit more than the number of persons described on the Booking Form to reside on the premises at any one time nor any animals and to observe any other special conditions contained herein.
 - (15) The Tenant hereby acknowledges that his occupation of these premises under this Agreement is required for his summer holidays ONLY and he undertakes to vacate the premises at the expiration of the tenancy to enable the Landlord to meet his obligations under other Agreements made or to be made for the seasonal holiday lettings and/or to reoccupy the premises himself.

BOOKING FORM FOR LETTING ONLY PROPERTIES

Swanage Holiday Properties Ltd, 5 Rempstone Road, Swanage, Dorset, BH19 1DN
 Tel: 01929 421525 Fax: 01929 423658

Property Ref: _____ Property Address: _____

Name _____
 (Mr/Mrs/Miss/Ms/Other please specify)
 Address _____

 _____ Telephone No: _____
 _____ Mobile No: _____
 _____ e-mail: _____

Dates from _____ to _____

No of Adults _____ No of Children (under 18) _____

Names of **all** occupants (& age required if under 18)
 1. _____ 2. _____
 3. _____ 4. _____
 5. _____ 6. _____
 7. _____ 8. _____
 9. _____ 10. _____

N.B The occupation of the property is strictly limited to those named above.

Property Rental Price £ _____
 plus
 Booking fee £ 20.00 _____
 Plus
 Beach hut (if applicable) £ _____
 Plus
 Dog (if applicable) £ _____

Total cost £ _____ [A]

Deposit enclosed £ _____ [B]
 (one third of total cost [A])

Plus credit card surcharge (3%) £ _____ [C]
 (if paying by Visa/Mastercard/Electron)

Total enclosed [B + C] £ _____

Balance due 6 weeks before arrival [A-B] £ _____

I AM OVER 18 YEARS OF AGE. I HAVE READ AND UNDERSTOOD THE BOOKING CONDITIONS AND TERMS OF HIRE AND AGREE TO BE BOUND BY THEM

Signed _____ Date _____

Approximate time of arrival: _____

Owner Signature: _____ Date _____

I wish to pay by Visa/Mastercard/Switch/Solo/Visa debit/Visa Electron/Cheque (please indicate)

I authorise you to debit my account with the amount of £ _____ (to include 3% surcharge for Mastercard/Visa/Electron)

Card No: _____ Valid from _____ Expiry date: _____

Name on card: _____ Issue No: _____ Security No: _____
 (last 3 digits on signature strip)

Signed: _____