



Terms and Conditions of Hire

The agreement is for the hire of Shore Cottage, Ringstead Bay, Dorset (the Property) for private holiday purposes between the hirer (you) and Langford Developments Ltd as owner (we/us). The contract is not effective until we send you confirmation of the booking and of receipt of your booking deposit.

We attempt to ensure the Property and equipment is in good working order however the use of all equipment and amenities is at your own risk. If you are not satisfied with some aspect of the Property or equipment, please contact us immediately.

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.
- take note of the House Rules (see following page) and abide by them during your stay.
- pay for any breakages and be liable for damage, missing items and any extra cleaning required following your departure (for example, time taken in excess of the normal turn-around due to things like dirty dishes, cooker/hob/oven with burned-on food, furniture not in its original position, rubbish requiring disposal, dog waste or other litter in the garden, etc).
- have a maximum of 6 people at the Property overnight, including anyone camping in the garden.
- adhere to the arrival time of 4pm and departure times of 11am. Late departures will incur a penalty charge of one full night's hire unless agreed with us in advance.

We may make a reasonable charge where you have failed to comply with the above responsibilities. In serious cases, you may have to leave the Property early without any compensation or refund.

In the case of happenings outside our control (e.g. extreme weather, power cuts, water shortages, coastal erosion or farming disasters) our liability is limited to the amount of rent that you have paid us. We don't accept liability for loss or damage to your possessions or vehicles whilst at the Property. Any claim against us must be lodged whilst you are at the Property and subsequently put in writing.

Cancellations & Refunds

Cancellation by you must be advised in writing. You may be due a partial refund dependent on when notice of cancellation is given as follows:

- 21 days notice or fewer: no refund
- 22-35 days notice: a refund of 25% of total accommodation cost
- 36-56 days notice: a refund of 50% of total accommodation cost
- 57 days or more: a refund of 80% of total accommodation cost (i.e. we retain the booking deposit and waive the balance payment, or refund the balance payment to you if this has been paid previously)

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

Shore Cottage

www.shorecottage.dorset.co.uk

Ringstead Bay
Near Dorchester
Dorset
DT2 8NG



House Rules

- Strictly no smoking.
- Keep the cottage clean and tidy, and leave it tidy on departure, including doing any final washing up and taking all rubbish & recycling to the commercial waste collection point.
- Do not leave dogs unattended in the Property. Dogs must remain downstairs and off the furniture. You must remove all evidence of your dog's presence from the garden prior to departure.
- 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. If you charge an Electric Vehicle at the cottage we ask that you leave £10 per overnight charge on your departure together with an explanatory note.
- Return the front-door key to the key-safe on your departure. We charge £25 if you fail to do this.
- 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).

What to expect when you arrive

- There's no food in the house so bring what you need, or expect to go shopping on arrival. All the main supermarkets will deliver to Ringstead but you'll need to book this in advance and advise them of the code to open the padlocked gate.
- There is full-fibre broadband at 40Mbps with WiFi. Mobile phone coverage can be patchy depending on your network but we can usually use our phones without problems.
- There is a hairdryer and a hot-water bottle in the main bedroom.
- We put out the garden furniture and barbeque from May to September inclusive. If you use the barbeque, please be sure to clean it afterwards as this is not part of the housekeeper's job description. There is a round garden table, 6 dining chairs and a few other chairs and recliners. There is no garden umbrella (we've tried several but they invariably get broken by the sea breeze).
- There is an iron and ironing board in the utility room.
- Each bathroom is provided with small hand soap and a toilet roll but it's likely you will need more.
- We provide a few washing-up/cleaning sundries and a bin liner to get you started. These will not necessarily be enough for the whole of your stay and a trip to a local shop will enable you to replenish supplies. There is a Spa and a Co-op in Preston, on the way into Weymouth.