

# HOLIDAY LETTING AGREEMENT

---

**From: Meadow Cottage, Horton Road, Woodlands, Wimborne, Dorset. BH21 8NB**  
**Telephone: 01202 825 002. Email: letsgorent@btconnect.com**

## **Terms and Conditions**

### **General**

In this Agreement any reference to the masculine includes the feminine.

This Agreement is made on the basis that the Property is to be occupied by the Tenant for a holiday as mentioned in the [Housing Act 1988 Schedule 1 paragraph 9 OR Housing (Scotland) Act 1988 Schedule 4 paragraph 8.

The Tenant acknowledges that this Agreement shall not confer on the Tenant any security of tenure within the terms of that Act.

Where the Tenant comprises two or more persons, obligations, expressed or implied are deemed to be made by such persons jointly and severally.

### **The Property**

The Property is the Property specified above, together with any allocated outside space, [swimming pool] or Garden areas

### **Rent**

The Tenant shall pay the Rent (together with any VAT if applicable) to the Owner or his Agent as specified above.

### **Insurance**

At all times throughout the Term the Owner shall effect suitable building insurance cover for the Property and shall insure the Landlord's fixtures, fittings and effects against loss or damage by fire and any other risks he decides to insure against from time to time, with an insurance office of repute for the full cost of reinstatement.

The Tenant is advised to take out Holiday Insurance to cover any expenditure arising from cancellation by the Tenant. Once the deposit is paid the Tenant is fully liable for the full cost of the holiday and a refund will only be given if the booked holiday period can be re-let

The Tenant must not do anything, or fail to comply with any requirement, as a result of which the policy of insurance effected by the Owner for the Property and the Owner's, fittings and effects may become void.

### **Use of Property**

The Tenant shall use the Property for the purpose of a private holiday residence for a maximum of the number of persons on page 1 only and not for any other purpose whatsoever and the Tenant must not use the Property or any part of it for any improper, immoral or illegal purposes.

The use of the amenities where offered such as swimming pools etc., is entirely at the user's risk and the Owner and the Agent will not accept responsibility for injury to the Tenant, his guests and third parties or loss or damage to their belongings, vehicle or its contents belonging to the Tenant or any member of his party howsoever caused.

## HOLIDAY LETTING AGREEMENT

---

**From: Meadow Cottage, Horton Road, Woodlands, Wimborne, Dorset. BH21 8NB**  
**Telephone: 01202 825 002. Email: letsgorent@btconnect.com**

### **Quiet Possession**

The Owner and his Agent agrees not to interrupt or interfere with the Tenant's right to quiet possession and enjoyment of the Property.

### **Subletting**

The Tenant must not assign, underlet or part with or share possession of the Property or any part of it.

### **Nuisance**

The Tenant shall not (nor allow others to) cause nuisance or annoyance to the Owner, Agent, other tenants or any neighbours.

### **Damage and Maintenance**

The Tenant shall not (nor allow others to) cause any damage or injury to the exterior, structure or any part of the Property or adjoining property.

The Tenant shall keep any fixtures, fittings and effects of the Owner in good repair and condition and must replace any damaged fixtures, fittings and effects with similar articles of at least equal value, reasonable wear and tear and damage by accidental fire excepted.

The Tenant must not move any items of furniture from room to room in the Property and must replace in its original position any furniture that is moved within rooms.

The Tenant must keep free from all blockages and obstructions all baths, sinks, lavatories, cisterns or pipes.

The Tenant must not display notices, advertisements or generally obstruct the windows or elsewhere on the Property.

The Tenant shall not (nor allow others to) make any alterations or additions to the Property or its decorations, fixtures or fittings and the Tenant shall not (nor allow others to) remove any of the items specified in the inventory or any of the Owner's possessions, from the Property.

### **Pets**

The Tenant shall not keep or allow pets of any kind at the Property without the express written permission of the Owner Landlord. If any pets are permitted they must be kept under strict control at all times and must not be left unattended in the Property. The Tenant will be responsible for all damage caused by the pet.

### **Reporting Disrepair**

The Tenant must report to the Owner any disrepair or defect in respect of the Property or the fixtures and fittings and report any failure of mechanical or electrical appliances.

### **End of the Term**

The Tenant must deliver up the Property at the end of the Term in the same clean state and condition it was in at the beginning of the Term, reasonable wear and tear is acceptable.

## HOLIDAY LETTING AGREEMENT

---

**From: Meadow Cottage, Horton Road, Woodlands, Wimborne, Dorset. BH21 8NB**  
**Telephone: 01202 825 002. Email: lets Gorent@btconnect.com**

### **Rights of Access**

The Tenant must allow the Owner, his agent or contractors access to the Property at reasonable hours during the day, to inspect the condition of the Property or to carry out repairs or other works to the Property that may be necessary during the Term pursuant to the Owner's repairing obligations or to carry out maintenance of the appliances or to execute all work necessary to remedy the Tenant's breach of any covenant contained in this Agreement regarding repair, maintenance or decoration.

The Owner shall normally give at least 24 hours' notice but the Tenant shall give immediate access in an emergency.

### **Health Safety and Fire Regulations**

The Owner confirms that all furniture and furnishings comply with the relevant fire safety regulations.

To comply with our holiday home insurance we are required to enforce the following:

No Smoking Policy

No BBQ

No naked flames such as candles

Upstairs windows with locks on them are not locked in case they need to be used as a means of escape in a fire. If a parent wishes to lock a window it is at their own discretion and we request it is then unlocked.

### **Guests with disabilities**

Guests with disabilities are welcome. We will deal with each guest's disability individually and respectfully request that we are made aware of any guests with disabilities so that we may cater to any needs on a one by one basis.

The Landlord confirms that all electrical appliances and equipment supplied are safe so as not to cause danger.

Access to the owners adjoining lands is not permitted in the interest of safety. This land has animals and other features which present a danger to children, and by making the final payment tenants confirm their acceptance of the responsibility to inform their party and all day-visitors that these hazards exist on the adjoining land and that access to the adjoining land is not permitted. The tenancy only applies to the part of the building at Meadow Cottage which they have rented and the garden areas shown on the plan below.

## HOLIDAY LETTING AGREEMENT

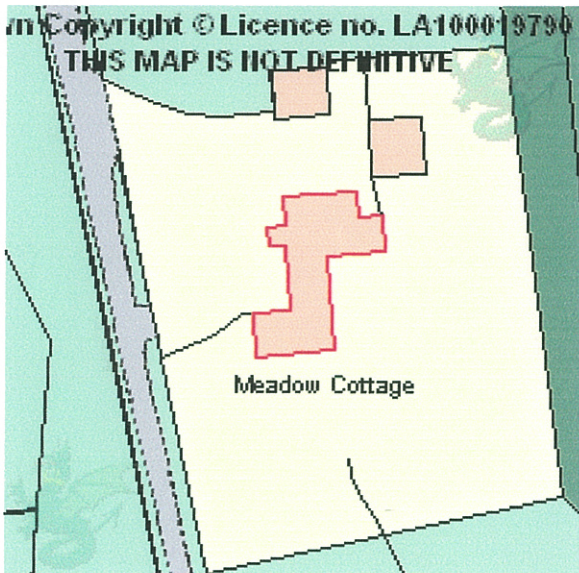
From: Meadow Cottage, Horton Road, Woodlands, Wimborne, Dorset. BH21 8NB  
Telephone: 01202 825 002. Email: letsgorent@btconnect.com

### 4 TO 12 WEEK HOLIDAYS

A DEPOSIT OF 1/3<sup>RD</sup> OF THE COST OF THE HOLIDAY IS REQUIRED TO CONFIRM THE RESERVATION A SECOND 1/3<sup>RD</sup> OF THE HOLIDAY PRICE IS REQUIRED ON CHECK IN AND THE OUTSTANDING BALANCE PAID 1/3<sup>RD</sup> OF THE WAY THROUGH THE HOLIDAY

ALL GUESTS ARE ADVISED TO TAKE OUT INSURANCE IN CASE OF CANCELLATION OF THE HOLIDAY BY THEMSELVES

NO INSURANCE IS OFFERED BY THE HOLIDAY HOME OWNER AND ONCE THE BOOKING IS MADE AND THE TERMS AND CONDITIONS SIGNED THE HOLIDAY MAKER IS RESPONSIBLE FOR FULL PAYMENT OF THE HOLIDAY BOOKED ALL ATTEMPTS WILL BE MADE TO RE LET THE PROPERTY AND A REFUND GIVEN SHOULD THE GUEST HAVE TO CANCEL



I have read and understand the attached Terms and Conditions  
I accept it is my responsibility to make all guests in my party aware of the contents  
Signed.....