

# ELLER'S COTTAGE BOOKING FORM

Please send your completed booking form and deposit to:

Mrs Elizabeth Bailey-Smith, Old Castle House, The Green, Aldborough, Boroughbridge, York. YO51 9EX  
Telephone: 01423 323263

PROPERTY ADDRESS: Ellers Cottage, Ellers Brow, Loughrigg, Ambleside, Cumbria, LA22 9HF

ARRIVAL DATE: \_\_\_\_\_ DEPARTURE DATE: \_\_\_\_\_ No OF NIGHTS: \_\_\_\_\_

YOUR NAME AND ADDRESS FOR CONFIRMATION \_\_\_\_\_  
\_\_\_\_\_

DAYTIME TELEPHONE: \_\_\_\_\_ EVENING TELEPHONE: \_\_\_\_\_

MOBILE TELEPHONE: \_\_\_\_\_ E-MAIL \_\_\_\_\_

No IN GROUP: \_\_\_\_\_

NAMES AND ADDRESSES OF FRIENDS/FAMILY SHARING YOUR HOLIDAY:  
(CAN BE COMPLETED AT TIME FULL PAYMENT OR BALANCE IS PAID)

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## PAYMENT DETAILS

Deposit (20% of full rental charge)	£
Balance (to be paid no later than 28 days before rental date)	£
Full rental charge if within 28 days of rental date	£
Good Housekeeping Bond ( <u>separate cheque</u> with conditional return within 2 weeks of incident-free stay)	£100
	TOTAL £ _____

Please make your cheques payable to "Mrs C.E.Bailey-Smith". Please ensure that the cheque is signed.

**ARRIVAL** From 4pm on arrival date      **DEPARTURE** By 11am on departure date

**SEE OVERLEAF FOR ADDITIONAL BOOKING INFORMATION AND CONDITIONS NOT COVERED HERE.**

Please allow 7 days for your confirmation, directions and key arrangements.

I would like to book the above property for the dates indicated. I am over 18 years of age. I have read the booking conditions and agree to abide by them.

Signature \_\_\_\_\_

## Ellers Cottage General Information and Booking Conditions

### 1. General

The cottage will accommodate between 2 and 6 people maximum. For comfort, safety and respect for the property please do not exceed this number.

Unfortunately this property does not allow dogs or smokers.

Ellers Cottage has been restored to a very high standard and is used throughout the year.

Tenants are very welcome to use what they need from the kitchen cupboards. All we ask is that you replace any item before you leave.

There is off road parking for 2 to 3 cars at the side of the cottage.

### 2. What you will need to bring.

All bedding is included but please bring your personal bath, hand and tea towels. There is a washing machine in the kitchen but no drier. There are two outside washing lines.

All cleaning equipment is provided in the kitchen and in each bathroom.

### 3. Heating and Lighting.

Oil-fired central heating and hot water is included in the rental charge, however a small charge will be made for logs (where applicable on Autumn/Winter lets). Coal and firelighters can be purchased locally as required.

### 4. Booking Charges

Bookings are to be accompanied by a deposit of 20% of the rental charge per week. **The balance of the rental must be paid 28 days before the date the rental commences.**

**If the booking is made within the 28 day period then the whole rental payment becomes due in order to hold the reservation.**

### 5. Cancellation

If you need to cancel your booking **before the 28 day period starts** then provided you advise us at the first opportunity by telephone followed by a confirmatory letter your deposit will be returned less a £25 administration fee. If you cancel after the 28 day period commences then the owner (without obligation to you, the tenant) will make every effort to re-let the cottage. If such a replacement letting is obtained the amount of rental paid less the deposit will be returned. Conversely if no re-let is obtained the owner shall be entitled to retain all payments already made and to recover, if not already paid, the balance of the hiring charge.

### 6. Good Housekeeping Bond

In the unlikely event of breakages, losses or damage we ask tenants to include a separate cheque for £100 with their balance payment. This cheque will be held **un-cashed** and returned to the tenant within two weeks, following an incident-free stay.

### 7. Tenant's Obligation

The tenant agrees:

1. To notify the owner of any breakages, losses or damage during the stay or before departure.
2. To allow reasonable access to the owner in the event of urgent maintenance or exceptional circumstance.
3. To take care of the property during the rental period and to leave it clean and tidy at the end of the tenancy paying particular attention to kitchen equipment, utensils and crockery, etc.
4. Not to exceed the maximum stated number of people at the property. In this case **six**.

### 8. Arrival and Departure Times

Please note that the property is only available **after 4pm** on the date of arrival and must be vacated by **11am** on the day of departure.

Rental arrival days may be varied from Saturday to another day by arrangement with the owner although during peak periods this may not always be possible.

### 9. Non-availability of property

In the unlikely event and if for any reason beyond the owner's control the property is not available on the date booked, all rent paid in advance will be refunded in full. The tenant shall have no further claim against the owner.