

SUMMER ISLES CROFT

HIRING TERMS AND CONDITIONS

GENERAL

We look forward to welcoming you to Summer Isles Croft for an enjoyable holiday, the following small print deals with detail of your stay with us...

1. ENTRY AND DEPARTURE

Summer Isles Croft is let as a self-catering accommodation property on a weekly basis running from Saturday to Saturday (Friday to Friday from 2019) unless these times have been altered by agreement with the owners. Entry is not before 3pm on date of arrival and departure is not later than 10am on date of departure. We request prompt departure to allow us to ready the house for our next guests. Please let us know ahead of time when you plan to arrive so we can arrange to meet you.

2. BOOKING SUMMER ISLES CROFT

To book the property, please check availability and rates on the [Book Now](#) page. Availability and Rates page of the website and contact the owners via the form on that page or on the [Contact Us](#) page. Alternatively you may phone the owners on 01854 622302 and book over the phone. If no-one is able to take your call please leave a clear message giving your preferred dates and phone number and we will call you back.

A non-refundable deposit of £300 is payable at the time of booking. Payments may be made by cheque or via bank transfer. Our bank details will be supplied to you when payment is due.

The balance of the rental fee is due six weeks before the rental period. If you are booking within six weeks of the start of your let, payment in full is required at the time of booking.

Please notify the owners of any cancellation by telephone followed by immediate written (or email) confirmation. If a notice of cancellation is made within six weeks of the holiday start (i.e. the whole rental fee has been paid) then the whole amount paid will be retained unless the cottage can be re-let. If a re-let is successful then a refund will be made, less an administration fee of £25 per week. If the cottage cannot be re-let then no refund will be given.

To safeguard against cancellation charges & other unforeseen eventualities we strongly recommend that you take out Cancellation Insurance.

3. NO SMOKING

Smoking is strictly not allowed in Summer Isles Croft. Failure to observe this policy will incur additional cleaning costs to be borne by you. If you do smoke outside please put any cigarette butts, extinguished, in the grey wheelie bin.

4. PARTY SIZE

The number of persons occupying Summer Isles Croft must not exceed the number entered on the booking form or the maximum occupancy level stated as advertised without the prior consent of the owners.

5. PETS

Subject to prior agreement we normally allow one dog (or at the most two, if deemed suitable) with the following provisos:

- bring your dog's own bed/blankets (he/she will be happier with familiar things in a strange place);
- no dog is to go upstairs or on the seats/sofas;
- no dog is to be left alone in the house;
- you must scoop all poop and dispose of in a suitable bag in the grey wheelie bin;
- no incontinent pets allowed;
- your dog/s must be up to date with flea treatment/prevention;
- your dog/s must be towelled dry (your own towel!) before coming into the house if wet;
- you agree to be responsible for cleaning the house and grounds before your departure so as to remove all traces of your dog/s being at the property.

The garden is not dog-proof, so dogs cannot be left untethered outside. There is no barrier between the garden and the next door neighbours. A screw-in tether point is provided for use in the garden. Coigach is a crofting area with sheep wandering at will about most places (though not in the garden), so the usual precautions need to be taken with dogs that aren't trained to ignore sheep. Dogs which worry sheep or other livestock may legally be shot - and this is indeed liable to happen should your dog worry any livestock (in this context, ~~worry~~worry means attack or even just chase).

It's a good idea to treat your dog with an effective tick preventative (e.g. Seresto collar, Bravecto tablets or Bravecto spot-on) before you come, to stop them picking up ticks which they might otherwise do if walking on rough ground. The treatments mentioned are only available from your vet - products available over-the-counter at pet shops, supermarkets, etc. are not as effective. Ticks are disease vectors and are present all year round.

We reserve the right to charge extra for any additional cleaning which needs to be done as a result of you having a dog, and for any damage done to the property.

Pets other than dogs may be allowed pending our approval.

6. REFUSE

Please bag and tie all refuse and place in the appropriate (see below) wheelie bin below the kitchen window on the gable end of the house. Please put glass (bottles etc.) in the blue box between the wheelie bins.

- General Waste: Please place in grey wheelie bin. Please use the bin liners/black bags stored below the kitchen sink for all general waste. There is no separate collection of waste food . please dispose of waste food in the general waste bin.
- Recycle Waste: The silver pedal bin in the kitchen beside the front window can be used for day-to-day collection of recyclable waste, with subsequent disposal outside in the blue wheelie bin. Please heed the information on the pedal bin lid about what can and cannot be recycled . it may well be different from what you've used to at home!

7. LINEN

Summer Isles Croft is supplied with pillows, duvets and bed linen, towels and dish towels. It would be helpful if you placed all used towels in the bath before you leave, to distinguish them from unused ones. Please do let us know ahead of time if any children are bed-wetters so we can make up their bed accordingly . and let us know if an accident occurs during your stay.

8. CLEANING

Summer Isles Croft is cleaned thoroughly between each let. However, as only a limited period of time is available to clean the property, it is a condition of your let that you leave it essentially as you find it (with the exception of used bedding and towels).

9. BREAKAGES AND OTHER DAMAGE

Please let us know of any damage or breakages in plenty time so we can repair or replace them for you and the next guests. We reserve the right to charge for any damage or breakages.

10. COT AND HIGH CHAIR

A cot (suitable for up to 2 years) and folding high chair are available upon request. Please let us know on the booking form which bedroom you would like the cot to be placed.

11. COMPLAINTS

Lesley and Iain sincerely hope that you enjoy your stay in Summer Isles Croft and every effort has been made to ensure this. However, in the unlikely event of dissatisfaction with the property you should immediately contact us so that the opportunity to rectify the problem is given.

TERMS & CONDITIONS OF HIRE

%Lessor+ means Iain and Lesley Muir, the owners of Summer Isles Croft.

%Hirer+ means the individual who made the booking.

%Cancellation+ means cancellation of the let by the Hirer prior to the commencement of the holiday.

Masculine pronouns (**%He+**, **%Himself+**, etc.) shall be gender neutral.

1. The Hirer shall ensure that the standard of cleanliness of the premises is as high on their departure as on their arrival. A surcharge may be levied if this condition is not observed.
2. The Hirer binds and obliges himself to vacate the hired premises without demand at the termination of the period of hire.
3. The Hirer binds and obliges himself to pay the Lessor in respect of any loss or damage beyond fair wear and tear.
4. An initial payment of a non-refundable deposit of £300 is payable at the time of booking. The balance of the hire charge must be paid at least 6 weeks prior to the commencement of the holiday. The Lessor may treat the booking as cancelled if the balance of the hire charge is not sent by this date. If the booking is made within 6 weeks of the start of the holiday, payment in full at the time of booking is required.
5. The Hirer agrees that, in the event of Cancellation, while all reasonable efforts will be made by the Lessor to re-let, the Hirer will be responsible for paying for the period of tenancy booked if a substitute cannot be found. Should re-letting be achieved a £25 administration charge will be applied to the refundable portion of the hire charge.
6. The number of persons occupying the accommodation must not exceed the number entered on the booking form or the maximum occupancy level stated as advertised without prior consent from the Lessor.
7. The Lessor, his agents or employees, accept no responsibility for loss, injury or damage to any member of the Hirer's party or their property, arising in any manner out of the let of the premises, however caused.
8. The Hirer shall undertake to prevent any member of his party from causing a nuisance or disturbance to neighbouring residents.
9. The Lessors reserve the right to cancel accommodation, if, in their opinion, any behaviour is detrimental to local neighbours or the wider community of Coigach.
10. The Hirer undertakes to leave the hired premises secure if left unoccupied during the period of let.
11. The Hirer undertakes to relieve the Lessor from any liability for damage or injury by any member of his party, however caused.
12. The Hirer undertakes to comply with the provisos set out regarding any pets which may accompany them during their holiday.
13. The Hirer undertakes to agree to those additional conditions laid out in the General section, above.
14. The terms and conditions set out here shall apply equally to all members of the Hirer's party. The person held to be responsible for the hiring party shall be the Hirer.
15. The Lessors do not accept any responsibility for valuables or any items left in Summer Isles Croft or its grounds. Cars are parked at their owners' own risk.
16. The Hirer warrants that the subjects let are to be used for the purposes of a Holiday. Accordingly, Section 12 (2) and paragraph 8 of Schedule 4 of the Housing (Scotland) Act 1988 apply, namely, "a tenancy the purpose of which is to confer on the tenant the right to occupy the house for a holiday."

17. The Lessors reserve the right of entry to the property at all reasonable times for the purposes of inspection or to carry out repairs or maintenance; in the latter case this right extends to the Lessorsqcontractors.
18. Disclaimer: The Lessors have taken every care to ensure the accuracy of the property description on their web site, and all information is provided in good faith and is believed to be correct.
19. Completion of the Booking Form requires that the Hirer reads and accepts these Terms and Conditions of Hire.
20. In the event that any individual term or clause stated in this contract is not permissible by law, the remainder of the Contract shall remain valid.
21. This Agreement shall be governed by and construed in accordance with the Laws of Scotland and shall be subject to the jurisdiction of the Scottish Courts.
22. This does not affect your statutory rights.

Summer Isles Croft

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