

# Rental Rules



**Address:** 11 The Green, Shaldon, Devon, TQ14 0DW. Phone: 07734056272

**Check-in Time** is after 4.30pm and **Checkout** is 10.00am.

This is a **non-smoking and vaping** property.

## **Security/Reservation Deposits**

A security/additional cleaning deposit of £100 is required. This must be received as part of the final payment. The deposit is NOT applied toward rent; however, it is fully refundable within 7 days of departure provided the following provisions are met below.

## **Property Rules**

No damage is done to property or its contents, beyond normal wear and tear. No charges are incurred due to illegal activity, damage by pets or collection of rents/services rendered during the stay.

All debris, rubbish and discards are placed in rubbish bins, and soiled dishes are cleaned.

- Whilst we do not expect the unit to be cleaned on departure if excessive cleaning and tidying is required this may be reflected in the value of deposit returned.

All keys are left in the designated key safes and the cottage is locked on departure.

Saniflo rules are followed, and the running of the unit is not compromised.

No linens/towels are lost or damaged.

- please take care with suntan lotions and the red sand from the beach as these stain and cannot be easily removed.
- The towels provided are not for use on the beach

No early arrival or late departure unless pre-arranged.

The renter is not evicted for any reason by the owner (or representative owner) or the police.

**Pets** are permitted in the rental unit only with prior approval. Pet owners are responsible for cleaning up any/all pet refuse. We take dogs from the age of 1 years old. Puppies are not permitted.

- Pets are not allowed on furniture.
- Pets are not allowed upstairs.
- Pets should not be left unattended at the property.
- All pets must be up to date on rabies vaccinations (overseas guests) and all other vaccinations.
- All pets are treated with Advantage or similar topical flea and tick repellent prior to arrival.
  - Fleas and ticks are very rampant in this area and can cause harmful illness to humans and pets.

All items above are the sole responsibility of the pet owner. The owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

### **Occupancy**

The property sleeps 6 people across 3 bedrooms with the option of 1 additional baby/infant (up to 2 years) free of charge sleeping in a travel cot. All occupants must be declared at the time of booking.

- Occupancy above these levels could result in an additional charge being levied or your booking being cancelled with us.

**Payment** – An advance payment equal to 25% or £100 of the rental rate is required at the time the booking is confirmed and is non refundable. The advance payment will be applied toward the total rental cost.

The advance payment is not the security deposit it is a deposit that safeguards your holiday dates being available to yourself until the final balance is paid.

The balance of rent is due 60 days before your arrival date. Failure to pay the balance on time could forfeit your holiday dates being held for you.

**Cancellations** - A 60-day notice is required for cancellation.

100% refund for cancellations more than 60 days before check-in date minus the deposit paid.

50% refund for cancellations between 60- 30 days before check-in date minus the deposit paid.

**Monthly Reservation Cancellations**– Monthly renters must cancel 60 days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least 30 days prior to check-in.

**COVID cancellations** – if the government restricts movement across the UK we will rearrange your booking to dates we have available at the time or offer a full refund. If cancellation is due to sickness of a member of the party, then no refund will be offered. Like other illnesses we therefore highly recommend you get travel insurance to cover against this possibility.

**Minimum Stay** – This property requires a three (3) night minimum stay. Longer minimum stays are required during peak holiday periods. Shorter stays two (2) night stays are available during low season.

**Inclusive** – Rates include a one-time linen & towel setup per week. Facilities fees are included in the rental rate. For stays of 14 days or more we will arrange post arrival a mid stay linen change.

**Housekeeping** – While linens and bath towels are included, a cleaning service is not included in the rental rate.

We suggest you bring beach towels.

We do not permit towels or linens to be taken from the property.

**Rate Changes** – Rates subject to change without notice

**Falsified Bookings** – Any booking obtained under false pretences will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**Written Exceptions**– Any exceptions to the above mentioned policies must be approved in writing in advance

**Wi-Fi Usage** – Wi-Fi is used in accordance with the Wi-Fi policy as stated in the guest handbook