

TERMS AND CONDITIONS OF RENTAL

1. A non-refundable booking deposit per house per week is required to reserve accommodation with the exception of weekend rentals where the full amount is required. The balance of rental is payable 8 weeks before arrival. Confirmation of booking will be issued on receipt of deposit.

2. Notice of cancellation must be in writing. The following charges will then apply:-

Over 8 weeks before date of arrival Booking Deposit

8 - 4 weeks before date of arrival 50%

4 - 2 weeks before date of arrival 75%

Less than 2 weeks 100%

It is strongly advised that clients take out holiday insurance to cover the possibility of cancellation charges.

3. Electricity used for heating may be charged depending upon individual property

4. The house must be left as it is found and the cost of repairs to or the replacement of property will be the responsibility of the client.

5. A security deposit must be given to the Supervisor on arrival. This will be returned provided the supervisor is satisfied that the terms and conditions of rental have been complied with. In the event that the supervisor is unable to check the cottage at the clients departure, the security deposit will be forwarded within 7 days. Clients are expected to leave the house clean and tidy failure to leave the house clean and tidy condition on departing may result in loss of security deposit..

6. Rental of house may be terminated with no refund at the discretion of the Supervisor or any officer of the company if clients/occupiers behave in a disruptive manner, cause a nuisance or disturbance, cause damage to the property or in any other circumstance be deemed reasonable by the Supervisor or any officer of the company.

7. On the expiry or termination of rental the Supervisor and or any officer of the company may remove all belongings of the client/occupiers of the house left in the house and store or otherwise deal with the same as deemed appropriate. Notwithstanding the aforesaid the sole risk in respect of such belongings shall at all times remain with the client/occupiers.

8. Possession of house must be taken at agreed time On departure the house must be vacated by 10.00am on day of departure. It is recommended that clients telephone the Supervisor in advance to confirm exact time of arrival. **FAILURE TO NOTIFY ON-SITE SUPERVISOR OF LATE ARRIVAL COULD RESULT IN LOSS OF RESERVATION**

9. The owners are not responsible for any loss of valuables or property left in the house during the stay or on departure.

10. The Supervisor and or any officer representing Rock Court may at all reasonable times visit the house.

11. The number of persons stated on the reservation form may not be exceeded in any circumstance.

12. Cats ,dogs or other pets are not allowed in the house or on site .

13. In the event of a complaint this must be made to the supervisor immediately and a complaint form completed if the client is not satisfied that the complaint has been satisfactorily dealt with. The complaint form must be forwarded to the company within 7 days.

14. In the event of breach of contract on the part of Rock Court howsoever arising, any loss or damage including consequential loss sustained by the renter shall be limited to the sum paid by the renter to Rock Court.

15. In the event that a client has a special request relating to a booking, this must be specified in writing at the time of booking. Whilst we will endeavour at all possible to meet your request, it cannot be guaranteed.

16. Towels and bed linen are included in the price but if necessary an extra set can be supplied at a charge of €7.00 per set