

Stonecutter's Cottage, Radharc Na Mara, Tigh Amou and Wishing Well

CONDITIONS OF TENANCY

1. **Deposits** – Bookings will only be accepted in writing along with a deposit of 25% of the full fee. Provisional bookings will be held for a period of seven days only pending receipt of the deposit. The deposit is not refundable in the event of cancellation. Payment of deposit or in full will be deemed acceptance of these conditions, whether or not the booking form has been completed and /or returned.
2. **Final Payment** – Once the booking form is received and accepted, the applicants are liable for payment of the balance of rent, plus any additional charges, four weeks before the start of the tenancy. Non payment by the due date will be treated as cancellation, and we may re-let the property without reference to the applicants, who remain liable for payment of the full amount, although credit will be given for any rents received as a result of re-letting, less expenses. Reminders are not sent so please diarise. Christmas and New Year bookings are required to settle the balance of rent six weeks prior to the date of arrival, in the absence of which they will be treated as a cancellation as detailed above.
3. **Price Changes** – We reserve the right to amend prices quoted in the brochure due to errors or omissions, or changes in VAT rulings etc.
4. **Method of Payment** – Payment should be made by cheque. In no circumstance are post-dated cheques acceptable. Any charges raised against us by our bank for handling dishonored cheques will be passed on to the applicant.
5. **Tenants Obligations** – The tenants agree:
 - a) To pay for all electricity & fuel incurred during the tenancy.
 - b) To pay for any losses or damages to the property however caused, reasonable wear and tear excluded.
 - c) To take good care of the property and leave it in a clean and tidy condition at the end of the tenancy.
 - d) To permit the owners reasonable access to the property in an emergency.
 - e) Not to part with possession of the property or share it except with members of the party shown on the booking form.
 - f) Not to exceed the number of people stipulated on the booking form.
 - g) Not to cause any annoyance or become a nuisance to occupants of adjoining premises.
 - h) Cleaning services are not provided during the tenancy.
6. **Duration and Times of Letting** - Lettings are for a maximum of 4 weeks and commence at 4pm on the first day of the tenancy and end at 10am on the day of departure (unless otherwise agreed in writing with the owner). The cleaners clean between 10am and 4pm on the day of your arrival and it is essential therefore, that you do not arrive before 4pm. If incoming tenants arrive before 4pm and enter the property they will have to accept the property as it is and complaints regarding cleanliness will not be accepted. The booking cannot be exceeded unless approval in writing has been given by the owners, and the tenants will be liable for any costs whatsoever in nature incurred because of an unauthorized extension.
7. **Non available property** – If for any reason beyond the owners control the property is not available on the date booked (owing to fire damage for example) or the property is unsuitable for holiday letting, all rent and charges paid in advance by the applicants will be refunded in full, but the applicant shall have no further claim against the owners.
8. **Liability** – The owner does not accept liability for any accident, damage, loss, injury, expense or inconvenience whether to person or property which the tenants or any other person may suffer or incur arising out of or in any way connected with the letting.
9. **Complaints** – All complaints must be notified to the owner immediately so that an on-the-spot investigation can be made if necessary and remedial action taken if required. In no circumstances will any complaint be accepted if raised after the tenancy has ended when the tenant has denied the owner the opportunity of investigating the complaint and endeavoring to put matters right during the currency of the tenancy.
10. **Pets** – Pets are only permitted with the prior consent of the agent or owner and where permitted are to be kept under control and exercised off the premises. Pets are not permitted in the bedrooms or on the furniture and the owners do not accept responsibility for their safety. A weekly charge of €25 will be made for pets. Suitable bedding must be supplied by the renter.
11. **Smoking** – Smoking is not permitted inside the properties.
12. **Breach of Contract** – If there should be a breach of any of these conditions, the owners reserve the right to re-enter the property and terminate the tenancy without prejudice to the other rights and remedies of the owners.
13. **Authority to Sign** – The person who signs the booking form certifies that he or she is authorized to agree the booking conditions on behalf of all persons included on the booking form, including those substituted or added at a later date. The signatory must be a member of the party intending to occupy the property and be over the age of 18 years.