

**Beech House, Chalford Park, Old Chalford
Chipping Norton, Oxfordshire OX7 5QR
www.chalfordpark.co.uk**

CONDITIONS OF HIRE

Contract of Hire: The hiring contract shall be between the Hirer and the Owners of the Property and shall be deemed to be subject to these Conditions of Hire. The Contract of Hire is effective only when the Owners have despatched to the Hirer written confirmation of the booking. The Hirer must be at least 18 years old at the date of signing the booking form.

Initial Payment: the Owners will confirm Bookings upon receipt of the required deposit payment by cleared funds, being 50% of the rental, together with the signed booking form. This deposit is not refundable, unless another party takes up the rental period concerned. If the booking is made within 8 weeks of the rental commencement date, then full payment will be required at the time of booking. Bookings within 2 weeks will need to be paid by bank draft or cash.

Balance of Payment: The balance will be due for payment 8 weeks before the rental commencement date. The owners reserve the right to cancel a rental if full payment has not been received at this time and the deposit is then liable to be forfeit.

Security Deposit: This is in the sum of £200 and must be included with the balance of rental payment. Repayment to the Hirer will be by cheque within 7 days of the end of the rental period, less any deductions necessary for breakages, damage, any unusual or excessive cleaning required or charge for late departure (see below).

Cancellation: This must be notified to the Owners as soon as possible, in writing and preferably also by telephone/fax (01608 641435) or e-mail (beechhouse@chalfordpark.co.uk) If the period is re-let, then the moneys paid will be refunded, less an administration charge of £50.00. Otherwise, no refund will be payable and it is therefore strongly recommended that the Hirer arrange appropriate insurance to cover the possibility, both of cancellation and of damage to the Property or its contents.

Party Size: The maximum capacity is 20 people (+3 infants in cots) and no more than this number of specified individuals may stay in the house during the period of hire. A maximum of ten children under the age of sixteen will be accepted. The Property is unsuitable for Wedding Receptions or other large social gatherings and these are not permitted. The Owners reserve the right to cancel the rental without refund if these conditions are not adhered to. The Owners also reserve the right to refuse or revoke bookings from parties, which the Owners (with absolute discretion) believe may be unsuitable for the Property.

Arrival and Departure: The Property will be available from 5 p.m. on the start date of the rental period and any anticipated arrival after 6 p.m. must be discussed with the owners, so collection of keys can be arranged. The Property must be vacated by 10 a.m. on the last day of the rental period and any delay beyond this time will incur a charge equivalent to one day's rental.

Hirer's Responsibilities: The hirer is responsible for the Property and all its contents during the period of hire and is expected to take all reasonable care to avoid any loss or damage. You must ensure all windows and doors are securely locked when you leave the property. Please ensure that the Property and all equipment are left clean and in good order. Should any problem occur, the Owners must be notified without delay.

Damage: All damage and breakages are the responsibility of the Hirer and their cost will be deducted from the Security Deposit. If this is insufficient to cover the amount due, then an invoice will be issued for the excess sum.

Complaints Procedure: If the Hirer is not entirely satisfied with the accommodation, the Owners must be contacted immediately and a solution to the problem will be sought. In the unlikely event of the Owners' being unable to resolve any complaint, they reserve the right to refer the matter for arbitration. [This will be by either a single Arbitrator mutually agreed upon, or a nominee of the President of the Law Society or the Institute of Arbitrators. In any such case, the arbitration would be subject to the provisions of the Arbitration Act of 1950 or any statutory modification thereof for the time being in force]

Amenities: The use of the accommodation and amenities is at all times at the user's own risk. No responsibility can be accepted by the Owners for any injury, loss or damage unless caused by the Owners' act or omission, for which circumstance the necessary Public Liability insurance is in force. No

pets or fireworks may be brought on to the Property or anywhere in the vicinity at any time. Smoking is not permitted in Beech House.

Personal Belongings and Motor Vehicles: These are at all times the responsibility of the Hirer and his/her party and at their own risk. No responsibility is accepted by the Owners for any loss or damage to motor vehicles or personal belongings.

Parking: All motor vehicles must be parked within the parking area provided beside Beech House and not in front of the two wrought iron gates in the driveway, which is private property and in constant use.

Particulars: The Owners take great care to ensure the accuracy of the Property description. All information is given in good faith and believed correct at the time of issue, but the Owners accept no responsibility for subsequent changes. Furthermore, the Owners accept no responsibility for events outside their reasonable control, such as failure of domestic appliances, plumbing or electrical wiring, sudden invasion of pests, damage resulting from exceptional weather conditions. However, the Owners should be notified without delay and all reasonable steps will be taken to remedy the problem.

The Owners: Stuart & Dorothy Canty
Oak House, Chalford Park, Old Chalford, Chipping Norton,
Oxfordshire OX7 5QR, United Kingdom.
Telephone/fax: (+44) (0)1608 641435
e-mail: beechhouse@chalfordpark.co.uk

Nothing in these conditions affects your statutory rights.

August 2006