

Terms and conditions

By booking your holiday at Little Dodges you agree to the following terms and conditions:

Contract

This contract becomes binding when you receive a booking confirmation from us – either by e-mail or post. This contract shall be governed by and subject to the laws of England and Wales.

Payment

A deposit of 50% of the rental fee (or payment in full for a part week) is payable when booking within 7 days, unless you are booking within eight weeks of the start of your holiday, in which case the whole cost is payable. We will send you a confirmation, by post or email, upon receipt of this deposit.

The balance of the cost of the holiday is due 8 weeks before you arrive. A £100 refundable **security deposit** is required on arrival and is returnable following your departure. Non-payment of the balance of the rental on or before the due date shall be construed as a cancellation of the contract by the customer.

Payment can only be accepted by cheque if it is denominated in sterling British pounds and received no less than two weeks before the commencement of the rental. All payments shall be made to "Mrs J Mantle" at the address at the top of the booking form.

No further reminders for payment will be sent after the booking confirmation.

International bank transfers/Pay Pal payments

ALL bank charges relating to money transfers and Pay Pal fees MUST be met by persons renting the cottage to ensure the full rental required is received into the nominated account.

Cancellation and Insurance

If the booking is cancelled within 4 weeks before the arrival date, the entire rental fee will be due and no refund will be given. For cancellations made between 4 and 8 weeks before the arrival date, 50% rental fee will be refunded. For cancellations made more than 8 weeks before the arrival date, a full refund will be given less £100 administration fee. The amount of the cancellation fee constitutes reasonable estimated losses arising out of the cancellation.

Please note, if you cancel but we succeed in re-letting the cottage for the same period we will refund any such rentals received less £100 administration fee.

For these reasons we strongly recommend that you take out cancellation insurance for your holiday.

Cancellation Insurance

Cancellation Insurance is not compulsory but we strongly recommend such insurance cover to protect against the cancellation penalty.

Non-Availability of Cottage as Booked

We would only cancel your stay if the cottage were unavailable for reasons beyond our reasonable control. We would attempt to offer you alternative accommodation; however, if this was either not possible or not acceptable to you, then we would refund to you all monies paid to us. Our liability to you would not extend beyond this refund.



Email: info@littledodges.co.uk
Telephone: 01580 212171
Mobile: 07754 255 558



Arrival

The cottage will be available from 4.00pm on the day of your arrival, unless otherwise agreed in advance.

Departure

We require that you vacate the cottage by 10am on the morning of your departure. We ask that you leave the property in a clean and tidy condition.

Liability

We do not accept responsibility for injury to persons or loss/damage to possessions unless caused by proven negligent act or omission of ourselves, our employees or contractors, or agents of the same, whilst acting in the course of their employment. This includes loss or damage to vehicles and their contents, and to the personal possessions you bring with you.

Joanna Mantle and her agents will not be liable for any loss or damage suffered by the Customer or any member of the Customer's party or to their property, except where such loss or damage is due to the negligence of Joanna Mantle, her employees or agents. In those circumstances, the liability of Joanna Mantle to you will be limited to the loss or damage which was a foreseeable result of such negligence. Except in the case of death or personal injury resulting from such negligence, Joanna Mantle's total liability to you in respect of any breach of the terms and conditions or tort or other act or omission by Joanna Mantle's agents in connection with this agreement shall be limited in aggregate to the price agreed to be paid by the Customer for the right to use the property for the period agreed.

The Owner has the right to terminate the Occupier's (and his/her party) if he/she is causing a nuisance to neighbours or not treating the property with due care or respect.

Complaints

Should you find any faults or have any complaints during your stay, please advise us immediately so that any appropriate action can be taken. In the case of a serious problem please confirm this in writing.

Number of Persons in the Property

The number of persons occupying the property must not exceed the maximum number stipulated in the brochure/website or those already agreed at the time of booking. Joanna Mantle reserves the right to refuse entry to the entire party if this condition is not observed.

Parties / Visitors

Please ask before inviting visitors as doing so without the owner's knowledge could result in nullification of Insurance. Also in case of fire all persons need to be accounted for.

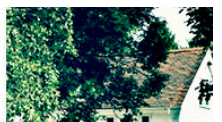
Damage and Breakages

You are responsible, whether caused directly or indirectly, for the cost of any breakages or damages to the cottage and its contents. In the event of damage to the property you will on an indemnity basis reimburse Joanna Mantle the cost of the repairing the damage. In the case of breakages you will on an indemnity basis reimburse Joanna Mantle the cost of replacing (as new) or repairing the damaged item or items.

Please report damages/breakages to Joanna Mantle or her agents before you leave.



Email: info@littledodges.co.uk
Telephone: 01580 212171
Mobile: 07754 255 558



Web Site and Brochure

We make every effort to ensure that the information on our web site at www.littledodges.co.uk and in our brochure is accurate. We do however reserve the right to make small changes and we accept no liability for minor inaccuracies.

Dogs

We are sorry but no pets are allowed

Smoking

Little Dodges is strictly NO SMOKING.

Children

Guests must accept total responsibility for the safety of their children.

Right of Entry

Joanna Mantle and/or her agents shall be allowed the right of entry to the property at all reasonable times for the purpose of inspection or to carry out any necessary repairs or maintenance.

More Information

For further information about our terms and conditions of booking, please contact us on
01580 212171 or 07754 255558.

Little Dodges, c/o Dodges Oast, Curtisden Green, Goudhurst, Cranbrook Kent
TN17 1LA
Tel: 01580 212171 / 07754255558
E-Mail: [**info@littledodges.co.uk**](mailto:info@littledodges.co.uk)



Email: info@littledodges.co.uk
Telephone: 01580 212171
Mobile: 07754 255 558

