



Aviemore Holiday Homes

113 Dalnabay, Aviemore PH22 1TA.

Tel: 01479 810499 or 07765 715947

Email: christi@aviemore-holiday-homes.co.uk

Web: <http://www.aviemore-holiday-homes.co.uk>



Aviemore Holiday Homes - Standard Terms and Conditions 2011

Telephone reservations will be held as provisional reservations for a short period only, and must be confirmed by post immediately. All cheques to be made payable to Aviemore Holiday Homes. Reservations are considered confirmed only on receipt of the reservation form and deposit. All bookings require a £100 deposit (paid by cheque and non-returnable upon cancellation) per week to secure the booking, with the total booking fee to be paid not less than 1 month prior to arrival. Bookings made within 1 month of arrival date to be paid in full. The cheque for the £100 deposit will not be cashed if you honour your stay and there are no damages after your stay.

Cancellation: Should you have to cancel, you must advise us in writing immediately. The deposit paid is not refundable, and is forfeit. Due effort will be made to re-let the property. If a suitable tenant cannot be found, then all rent paid is forfeit. If it is re-let, the amount of any rent paid will be refunded less any expenses incurred. Failure to pay the rent in full by the due date is treated as a cancellation.

Period of let: This will normally be on a weekly basis, from Saturday to Saturday. Minimum stay - 2 nights. Tenancies begin at 4 p.m. on day of arrival, and end at 10 a.m. on day of departure.

The Tenancy: The contract effected on receipt of confirmation of booking is in terms of Section 2 (1) (bbb) of the Rent (Scotland) Act 1974, and confers on the tenant the right to occupy the house for the period agreed for holiday purposes only. The number of persons occupying the house must not exceed the number for which the accommodation has been reserved. We reserve the right to levy an extra charge in the case of a larger number of persons than approved using the accommodation, or may terminate the rental period because of unreasonable behaviour or damage to the property. For insurance purposes, at least one of the tenants must be at least 21 years of age.

Shortcomings & Defects: Please advise us immediately of any shortcomings in the house. We cannot accept subsequent claims for shortcomings not so notified. The Tenants must notify us immediately of any damage or defects detected during their stay. Failure to do so may result in the Tenants being made liable for any damages or defects. Tenants may be billed for any damaged or missing items.

Electricity: Electricity is included in the rental.

Damages: Should there be any damages at the end of your stay, the deposit will be used to cover reasonable costs to replace damaged items. Otherwise, the £100 cheque will not be cashed.

Pets: You may bring a cat or dog with you, but please let us know when you book. You must bring your pet's basket, as they are only permitted on the strict understanding that they must not lie on bedding or chairs, and will be restrained from causing undue annoyance to other residents. They should not be left unattended, must be kept on a lead, and prohibited from fouling areas around the house. A stock of polythene bags is provided for clearing up after your pet. If your pet does cause undue annoyance or disturbance to other residents, you may be asked to leave the house without refund.

Vehicles: The house has its own hard standing parking area, which must be used. If vehicles are parked sensibly, three cars can easily be accommodated in the parking area. Vehicles must not be left in the road, and they, their accessories and contents are left at your own risk.

Dalfaber Golf & Country Club Membership: This is not part of Aviemore Holiday Homes and we cannot accept any responsibility for their services.

Refuse Collection: Refuse collection day is Monday morning, around 10 a.m. It is the responsibility of the Tenant occupying the house on a Sunday night/Monday morning to ensure that the wheelie bin is placed at the kerbside at the end of the drive. Failure to do so will result in loss of deposit.

Items Left Behind: Items left behind are kept for four weeks, after which they are disposed of at our discretion. There is a minimum post and packing charge of £10 for items returned.