



**ROSE COTTAGE**  
EAST NEUK • ST ANDREWS

[www.rosecottage-standrews.com](http://www.rosecottage-standrews.com)

## TERMS AND CONDITIONS OF HOLIDAY LET (SCOTS LAW)

*By paying your deposit you confirm acceptance of these Terms and Conditions of Let:*

### NON SMOKING

*1. For the comfort of all guests Rose Cottage has a no smoking policy.*

### PERSONAL BELONGINGS AND INSURANCE

*2. The owners do not accept liability for loss or damage to guests' personal belongings. We will return any belongings left behind at the end of the let provided you pay for postage. Guests are recommended to take out holiday insurance to cover loss or damage to personal effects. Vehicles, accessories and contents are left at their owner's risk. The owners will not be responsible for any loss, damage or injury to persons.*

### NUMBER OF PEOPLE IN THE PROPERTY

*3. The number of persons occupying the cottage must not exceed six (plus a baby). No stag or hen groups are permitted except by prior arrangement. Please inform us if you require to alter the number, names and/or addresses of the persons staying.*

### ARRIVAL AND DEPARTURE

*4. Entry to the cottage will be granted at 3.00 pm on the first day of the let. Please vacate the cottage by 10.00 am on the last day of the let to allow sufficient time to service the cottage before the arrival of our next guests (unless a later time has been agreed with us in advance). The right is reserved to charge for an extra day if guests have not left by the time required, or if they arrive before 3.00 pm on the first day of the let.*

### CARE OF THE PROPERTY, CLEANING, BREAKAGES, DEFECTS ETC.

*5. Guests should take all reasonable care of the property and its furniture, pictures, fittings and effects in or about the property.*

*6. The cottage will be in a clean and tidy condition on arrival. Please leave it in like condition. If possible all used bed linen should be removed from beds. The right is reserved to make a charge for additional cleaning if the cottage has not been left reasonably clean.*

*7. In respect of breakages, loss or damage, please report any deficiency which you notice on arrival, and any which occur during your visit. Where appropriate, guests will be liable to pay the replacement cost of the item broken, lost or damaged.*

*8. Please report any defects immediately to the owners. The owners reserve the right to enter the cottage at any reasonable time for the purposes of inspection, repair work, etc.*

### OIL, GAS & ELECTRICITY

*9. Please use oil, gas and electricity as you would in your own home, i.e. by switching off appliances which are not required; by turning off the heating in warm weather and turning off the heating and hot water when you go out; by keeping the windows closed in cool weather,*

*etc. The right is reserved to make an additional charge when excessive oil, gas or electricity is used.*

#### CANCELLATIONS AND REFUNDS

*10. A deposit is payable to secure the booking and this is non-refundable. Payment of the remaining balance is due six weeks prior to commencement of the let and any failure to pay by this date will be deemed a cancellation. A 100% refund of the remaining balance will be given if you cancel more than 30 days before the first day of let. A 50% refund of the remaining balance will be given if you cancel more than 14 days before the first day of let. After then refunds will not be given so you may wish to arrange holiday insurance against possible last minute cancellation. For short-notice bookings made less than 6 weeks prior to the let, payment in full is required immediately to secure the booking.*

#### CHILDREN

*11. Guests must accept responsibility for the safety of their children at all times whilst on the Rose Cottage property. Care should in particular be taken in the garden and surrounds where there may be natural hazards such as nettles growing wild.*

#### PETS

*12. Guests who bring pets must take full responsibility for their pet at all times and must pick up all fouling. Pets are allowed by prior agreement only. Dogs must not lie on beds or furniture – owners must bring their own bedding and sleeping cages. Dogs must not be left unattended in the cottage.*