**The Conditions of Hire of Iceni**

**Booking remittance:** A deposit of 20% of the hire charge must be paid at the time of booking and will be deducted from your final balance.

**Contract:** A contract will arise on completion of the booking form and payment of the deposit.

**Balance of hire:** The balance of the hire charge is due 12 weeks before your letting commences.

**Changeover:** All letting are per week, and equipped as described. The usual time of take-over is 4pm (subject to unavoidable delays) on Saturday. You must vacate Iceni by 10am on the Saturday of your scheduled departure. You are expected to leave everything in a clean and tidy condition, with no breakages or minor damage. Should any damage be substantial you will be liable.

**Accommodation:** Iceni may only be occupied by the persons stated on the booking form.

**Minors:** Bookings from those who are under 18 years at the time of booking will not be accepted.

**Electric:** £1 coins are needed for the electric meter.

**Towels:** These are not provided with your linen.

**Smoking:** There is a strictly non-smoking policy inside Iceni.

**Wheelchairs:** In our opinion Iceni is not suitable for wheelchairs.

**Pets:** Well behaved dogs are welcome at a rate of £20 per pet per week. In no circumstances are dogs allowed on the beds, sofas or chairs.

**Availability:** The booking is made on the understanding that Iceni will be placed at your disposal on the date stated. If this is not possible due to circumstances outside of our control (e.g. fire, theft, damage, etc.) your booking deposit will be returned in full and you will have no claim against us. We reserve the right to alter or delete facilities available without prior notice.

**Cancellation:**

1. If you are compelled to cancel, please notify us immediately in writing and return your hire invoice. We will acknowledge your cancellation in writing.
2. No amounts paid by you before cancellation will be refunded. [You may be forced to cancel your booking prior to your holiday because of serious illness, death, injury, maternity, jury service or redundancy (qualifying for payment under the redundancy Payment Act 1965) to a person listed on the booking form or death or serious injury/ illness of a close relative. If this event has arisen since the booking was made and can be appropriately verified to our satisfaction then you will no longer be liable for the balance of the hire charge.]