**Booking Conditions**

**Contract:** The Contract for a short-term holiday rental will be between the owners of Seaview Apartment, Cromarty (referred to as “us” or “we”) and the person making the booking and all members of the holiday party (referred to as “you”, “your”, “guests”) under the following booking conditions. Scottish law will govern the Contract. The Contract will be subject to these booking conditions, and must be complied with. The person whose name is on the booking form (referred to as the “Responsible Person”) agrees to take full responsibility for ensuring that all the following Terms and Conditions are adhered to by all members of the party. The Responsible Person must personally stay at the accommodation throughout the holiday and be at least 18 years of age at the time of booking. The names, addresses and ages of all members of the party must be shared with the owners on request.

**Terms:** The prices shown include the provision of bed linen and towels and an initial supply of basic cleaning materials. Electricity and heating are included in the price.

The property is let on the condition that it is returned at the end of the letting period in the same condition that it was found at the beginning. We reserve the right to make a charge for extra cleaning if necessary. All breakages and spillages should be reported to us immediately. If something is spilled on upholstery, bedding or carpets please let us know as soon as possible in order that we can try and avoid any lasting damage.

The person renting the property is responsible for the contents of the apartment and will be liable to replace any items missing or damaged.

The number of people occupying the property should not exceed four unless previously agreed with us, and the apartment is let for holiday purposes only.

Pet dogs (maximum two) are permitted but the cost of any additional cleaning or damage caused will be charged to the person renting the apartment. You should provide bedding etc. Dogs must not be left in the property on their own and must not be allowed on beds or furniture.

Smoking is prohibited in the property.

For your protection and peace of mind, we strongly recommend that you take out Holiday Insurance which may cover you if you have to cancel. We also recommend that insurance is purchased to cover loss or damage to personal effects.

Vehicles, accessories and contents are left at their owner’s risk.

The proprietors reserve the right to refuse admission and require any persons to leave when they consider there is a breach of contract or deem there is damage to the property or cause of nuisance or conduct of an offensive manner. The proprietors also reserve the right to enter the premises at any reasonable hour with reasonable notice.

**Payment:** Bookings are confirmed on receipt of receiving the deposit of £150. The balance of the rental will be due for payment 4 weeks before the arrival date. If your payment has not been received four weeks before the commencement date we will assume that you wish to cancel. If the booking is made within four weeks of the arrival date then payment will be due in full. No entry to property will be allowed without payment, in full, being cleared beforehand.

**Bookings:** Provisional bookings may be made by email, but will only be secured on receipt of the deposit payable within seven days of booking. The balance of the payment must be made not less than four weeks before the booking.

**Cancellation:** Cancellations must be immediately notified to us by email.

Bookings are not cancellation protected, meaning that if you cancel before check-in date, and we are able to re-let your dates, we will refund you the deposit amount which may be less than you paid eg if the final letting price was discounted or only some of the days are re-let. If we are unable to re-let, you remain responsible for the deposit and there will be no refund under any circumstances. You will be reimbursed at check-in date of original or replacement booking, whichever has the later arrival date. From four weeks before check-in to the day of check-in, you remain responsible for the full rent and there will be no refund unless we are able to re-let your dates, in which case we will refund you all or part of the sum you have paid, depending on the value of the replacement booking. You will be reimbursed at check-in date of the original or replacement booking, whichever has the later arrival date.

**Accuracy of Details:** The website is as accurate as possible but cannot be warranted, nor do the descriptions form any contract. Whilst every effort is made to ensure accuracy of property descriptions and images, the facilities and services may alter. We reserve the right to alter or improve any of the subjects without notice.