

Holiday lodge letting agreement – FORESTRY LODGE

This agreement is dated:

The “Owner” is: [Michelle & Paul Blanche, 2 Forestry Holdings, Kings Clipstone, Nottinghamshire, NG21 9JL](#)

The “Holiday Maker” is:

Every reference in this agreement to the Holiday Maker, includes every person whom he allows to come onto the Property during the letting period. The Holiday Maker accepts that they are personally responsible for every such person.

The Owner’s lets the Property and the Holiday Maker takes the Property to occupy for a holiday for the rent, on the terms set out in this agreement.

The terms and conditions of the tenancy are:

- 1. The Property is:** [Forestry Lodge](#) known as [2 Forestry Holdings, Kings Clipstone, Nottinghamshire, NG21 9JL](#).

The “Property” includes:

- 1.1. the furniture, fixtures and fittings specified in the inventory;
 - 1.2. the use of any rights of access, path, drive, garden, hot-tub, any common parts and any other things reasonably necessary for the enjoyment of the property and which the Owner can grant.
- 2. The letting period is:** [4pm](#) on [xx-xx-xx](#) to [10am](#) on [xx-xx-xx](#)
- 3. The rent is:** £ [xxx](#) all of which must be paid in advance as required by the Owner’s.
- 4. The maximum occupancy is:** [xxxxxxxx](#)
- 5. The deposit & damage deposit**
 - 5.1. The Holiday Maker will make full payment to the Owner’s before the start of the letting, against the cost to the Owner of any breach of this agreement.
 - 5.2. A **damage deposit** is also required to the sum of **£100** this must be made with the final payment.
 - 5.3. THE FULL PAYMENT ACTS AS CONFIRMATION FROM THE HOLIDAY MAKER TO AGREE TO THE FULL TERMS AND CONDITIONS IN THIS DOCUMENT.**
 - 5.4. The Owner’s will return the damage deposit to the Holiday Maker after deduction of any money due to the Owner’s, within **7 days** of the end of the holiday.

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- 5.5. If the Owners are entitled to make deductions for more than one item, they can allocate the damage deposit payment to any item of their choice.

6. Cancellations - Cancellation Policy

We understand that circumstances change but in the unfortunate event that you need to cancel your booking, the following cancellation policy will apply:

- 6.1. Greater than 8 weeks (56 days) prior to the Arrival Date – we reserve the right to retain your 25% deposit. However, if we are able to rebook the dates we would look to refund your deposit less an administrative fee of 5% of the deposit monies.
- 6.2. Less than 8 weeks but up to 4 weeks prior to the Arrival Date, we reserve the right to retain 75% of your full payment.
- 6.3. Less than 4 weeks prior to the Arrival Date, we reserve the right to retain 100% of your full payment.
- 6.4. In the unlikely event of the occurrence of the owner having to cancel your holiday, we will refund in full any payment made by you to yourselves at the time of which we make the cancellation.
- 6.5. In the event that the Holiday Maker would need to cancel the booking, we would always endeavour to re-let these dates. Pursuant to the above, if we are able to re-let the dates, we would arrange for any money to be re-paid to the customer less an administrative fee of 5%. If we are unable re-let the dates, the above conditions would apply.

WE STRONGLY SUGGEST THAT YOU TAKE OUT HOLIDAY INSURANCE

7. COVID-19 & CANCELLATIONS

- 7.1. Should you or any of your party contract COVID-19 or have to self-isolate prior to your visit a refund will not be issued – this is why

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- 7.2. Should Forestry Lodge or your hometown have to close due to lockdown prior to your arrival (as instructed by the government) because of COVID-19, a full refund will be issued or alternative dates offered but these dates must be at the same rate or additional fees paid. **SHOULD LOCKDOWN BE ENFORCED DURING YOUR STAY A REFUND WILL NOT BE ISSUED.**

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- 7.3. Guests showing signs of COVID-19 whilst staying Forestry Lodge are required to go for a test at the nearest test centre. The result of this test must be shown to the owner. If positive then the guest must immediately leave if this is reasonably possible. **IF FOR ANY REASON THAT IT IS NOT, AND SELF-ISOLATION IS REQUIRED TO TAKE PLACE AT FORESTRY LODGE, THEN ALL FEES FOR THE ADDITIONAL DURATION OF THE STAY MUST BE BORNE BY THE GUEST.**

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8. Holiday Makers promises

In this paragraph, a promise by the Holiday Maker not to do something also implies that the Holiday Maker will not allow anyone else to do that same thing. The Holiday Maker now promises that he will:

- 8.1. keep the interior of the Property in clean and good repair and condition;

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- 8.2. clean and keep free from blockages and obstructions all baths, sinks, lavatories, cisterns, drains, gutters, pipes, chimneys and the like;
- 8.3. not dispose of “wet wipes”, disposable nappies or other items of personal hygiene down the lavatory;
- 8.4. clean up any fouling by their dogs using bags provided and then disposed of in the waste bin;
- 8.5. never leave dogs unattended in the lodge
- 8.6. no dogs under 1 year
- 8.7. keep clean the floors, carpets, curtains and all other items in the inventory;
- 8.8. keep clean the insides of all windows and replace any which break for any reason;
- 8.9. keep dog hairs to a minimum using vacuum cleaner provided. If this is not done and extra cleaning is required, there will be an additional £25 cleaning charge deducted from the damage deposit.
- 8.10. pay for any necessary repairs or replacement goods damaged during the letting period;
- 8.11. use the Property only as a holiday home for no more people than the maximum occupancy stated above and will not operate a business at the property or use it for any improper, immoral or illegal purpose;
- 8.12. not assign, sublet, charge or part with or share possession or occupation of all or part of the Property;
- 8.13. not cause nuisance or annoyance to the Owner’s, other Holiday Makers or any neighbour;
- 8.14. not change or remove any of the Owner’s furniture, fixtures and fittings or items on the inventory;
- 8.15. not change or install any locks on any doors or windows nor have additional keys made for any locks without the prior written consent of the Owner’s;
- 8.16. report to the Owner’s any disrepair or defect in respect of the Property or the fixtures and fittings and report any failure of mechanical or electrical appliances;
- 8.17. allow the Owner’s, his agent or contractors access to the Property at reasonable hours during the day, or to carry out urgent and unforeseen repairs or other works to the Property or to carry out maintenance of the appliances. The Owner’s will normally give at least **24 hours** notice but the Holiday Maker will give immediate access in an emergency;
- 8.18. whenever the Property is left unattended, the Holiday Maker will fasten all locks to all doors and windows and activate any burglar alarm, to prevent unauthorised access to the Property.
- 8.19. follow all the guidelines for the hot-tub as listed in the ‘guest welcome’ folder.

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9. Insurance

- 9.1. The Owner's will maintain whatever insurances they wish against any risk relating to the **Forestry Lodge**. They will not insure anything owned by the Holiday Maker.
- 9.2. The Holiday Maker will not do, nor allow anyone else to do, anything that could adversely affect the Owner's insurance of the Property.
- 9.3. If the Holiday Maker does anything that prejudices the Owner's insurance, he will be liable to the Owner's for any resulting loss.

10. Holiday Maker's departure

At the end of the tenancy the Holiday Maker will:

- 10.1. immediately return all the keys of the Property to the Owner's or comply with such arrangements for the return of the keys as the Owner's reasonably suggests before the commencement of the tenancy;
- 10.2. remove all personal effects and rubbish and leave the Property and the Owner's fixtures and fittings in the same clean condition and state of repair as at the start of the tenancy, fair wear and tear excepted. Note that rubbish should be placed in the appropriate bins provided.

11. Inventory check and return of damage deposit

- 11.1. At the end of the tenancy the Owners will check the inventory room by room. Any damage will be evidenced by photos.
- 11.2. If the Owner's are not satisfied as to the condition of a room or anything in it, the Owner's may propose a deduction of a sum from the damage deposit, in order to put the matter right. The Owner's must provide a written breakdown of any deduction proposed.
- 11.3. If the Holiday Maker does not agree to the sum claimed, the Owner's will obtain a written quotation for the cost of rectification from a contractor not connected to him.
- 11.4. The Owner's may then accept the quotation and pay for the work. They must then provide copies of the quotation and the subsequent invoice to the Holiday Maker. He may then deduct the sum paid from the deposit.
- 11.5. The damage deposit or the balance of the damage deposit shall be returned to the Holiday Maker within **7** of the Holiday Maker vacating the Property or, in special circumstances, as soon as possible, with the reasons for the delay provided in writing to the Holiday Maker.

Signed by the Owner's: **Michelle Blanche & Paul Blanche**

Signed by the Holiday Maker: