

### Additional house rules, guidance, infants and pets\* policy

There is a great deal of expensive pieces in all of the holiday homes such as chandeliers, mirrored walls, newly fitted kitchens. We expect guest to respect these items and take care while in the property. Any damage will be chargeable.

Guest must leave the property in a tidy and clean manner. Any damage, leaks, issues with the property will be chargeable. Extra cleaning fees will be sought via Airbnb or county court if the property is left in an unacceptable state. We will not tolerate any stains on towels, bedding, damage to walls, furniture, windows, doors. Keys, remotes, thermostat and other items will be charged along with an admin and management fee for the time and travel expense to replace these critical items.

For the comfort of guests smoking is not permitted in the cottage, for those whom wish to, a smoking area is located in the rear gardens of the property and must tidy up after themselves.

This property is NOT suitable for parties. We do not allow third party staff or strangers, people who aren't paying guests, to be invited to any of the properties. Guests must not invite others including children, animals to the properties. We accept no liability for third parties safety at the properties inside and outside in the grounds of the property. We do not take bookings for events. This is a quiet neighborhood with a community of young professionals and reserved retired citizens. The property is to a very high standard and we will not tolerate any such events. Quiet time is between 7pm and 9am. Please respect your neighbors.

### PLEASE NOTE\*

Late check out: Guests are not permitted late check outs.

Check out is 9am and is when house keeping arrives, if you have not vacated the property you could be charged a late check out fee of £80 for keeping housekeeping staff waiting and affecting the next check in.

DO NOT screw or unscrew anything in the property or attempt to fix anything that has been damaged please call our emergency number. Any malicious damage or tampering with fixture shall be billed and taken from guest deposit held

NO painting or children activities to take place

NO hair dye or tan to be used, soiled and stained towels and bedding will be charged from deposit

Please inform us if you intend to bring babies, children or pets so we can give the correct tailored guidance.

We accept no responsibility for the safety and well being of infants and pets, guests must ensure they are fully attentive to vulnerable infants or pets throughout their stays.

DISCLAIMER: WE NOT DO OFFER CHILD GATES FOR STAIRS. PLEASE ENSURE THIS IS NOTED AS WE TAKE NO LIABILITY FOR SLIPS OR FALLS. VEHICLES ARE GENERALLY ON ROAD OUTSIDE THE PREMISES, DO NOT LEAVE DOORS OPEN AND UNATTENDED.

\*Additional fees £50 of pets per stay per property