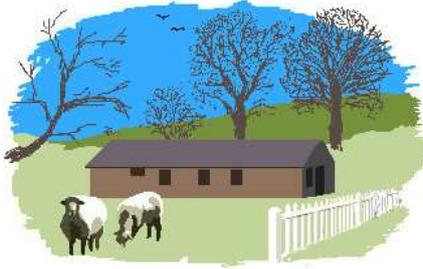


TERMS & CONDITIONS:

THE GAMES BARN, CRANESDEN FARM, PICCADILLY LANE, MAYFIELD, TN20 6RH



When renting the Games Barn at the above address, you must agree to the following conditions.

1. The owners will not be liable for any act, neglect or default on the part of any person nor any accident, damage, loss, injury, expense or inconvenience whether to person or property which the tenant or any other person may suffer or incur arising out of or in any way connected with the letting or resulting from any other cause whatsoever. We advise you to arrange your own insurance to cover yourselves and your personal belongings whilst staying at the property. Note that the property is on a working farm which has a stream and a weir and many areas are potentially unsafe for young unsupervised children. The owners do not accept any responsibility for any accidents that may occur in any areas of the farm.
2. All other barns and outbuildings are private and may contain dangerous equipment. Tenants must not enter any other building or any animal pen on the farm except when the owner is there and invites you. Tenants must ensure that any children are aware of this understandable restriction. If you wish to enter a field where there is a farm animal please exercise caution. Unsupervised children should not enter a field occupied by a farm animal, however docile the animal may seem.
3. If the booking is made within six weeks of the letting the whole of the rental payment is to be forwarded with your booking form. If the booking is made prior to six weeks of the letting a rental deposit of 25% of the rental sum is to be forwarded with your booking form. The remaining balance of the rental sum is then due six weeks prior to the letting.
4. If a cancellation is requested more than six weeks in advance of the letting, the balance of any monies paid, less the rental deposit, will be returned to the tenant. If the cancellation is requested within the six weeks prior to the letting the owner will retain the 25% rental deposit and also reserves the right to retain the balance of the rental (should it not be possible to re-let the property for this period).
5. The number of people occupying the property may not exceed the number on the booking form, and is a maximum of 8, including babies, unless by prior agreement.
6. The tenant agrees to keep the property and all fittings, furniture, equipment and other contents in or on the property in a like state of repair and condition as at the commencement of the letting and will make good (or will arrange with us to make good) any damage, breakage, or loss that may occur during the period of letting. A security deposit of £150 in cash is required on the day of arrival. This will be returned on the day of departure subject to the above conditions being met.
7. Unless otherwise stated, the rental of the property includes rates, insurance of the property (but not contents), electricity (60 units per night) and logs. The property is equipped with crockery, cutlery, sheets, duvets and adequate cleaning equipment, linen and towels (not to be used as beach towels!). Electrical room heaters are provided for your convenience but tenants are asked to ensure that they do not remain switched on permanently. The owners retain the right to make a further charge to cover extra electricity (above 60 units per night) in the event of excessive consumption.
8. Holiday lettings are by the week (unless by prior arrangement) from 4pm on the date of arrival to 11am on the date of departure. The time lapse is to enable the property to be inspected in between lets to ensure everything is in good order.
9. The tenants agree not to smoke, nor to allow smoking, inside the holiday accommodation or on the outside decking area. If this is not strictly adhered to it will lead to a deduction from the deposit.
10. Tenants are asked to leave the property clean and tidy and to ensure that they take all belongings with them. On changeover days there is only time for a superficial check and a general clean. We rely upon the goodwill of our guests whose co-operation we greatly appreciate. Should the property be left in a poor condition, requiring more intensive cleaning, then this will be charged at £15 per hour and deducted from the security deposit.
11. You may only bring animals by prior arrangement and the owners may refuse to accept any animal at

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their discretion or may insist that any animal is kept within the Games Barn. All animals must be kept on a lead on the farm.

12. This is quiet countryside with a number of other homes within earshot and the owners expect you to enjoy it quietly. Please respect this and avoid excessive noise. The owners will take appropriate action to restrict any unsociable behaviour. Specifically please note that no parties of any description are allowed other than by prior consent.

13. The tenants may allow other visitors, in addition to those staying overnight, to the property for the day only provided the owners are consulted in advance and the total number of people in the barn on any one day does not exceed 12. All visitors must arrive after 9am and vacate the premises by 9pm unless alternative arrangements are agreed with the owners. The owners reserve the right to refuse entry to any guests at any time. All guests must comply with all the above rules whilst on the farm and the tenants are responsible for ensuring the health and safety of their visitors whilst on the farm.

14. The acceptance of the property from the owner will be deemed an acceptance of these terms and conditions.

15. The UK Data Protection Act 1998 requires that all guests over the age of 16 who are not British, Irish or Commonwealth nationals provide their passport number and place of issue on arrival, and details of their next destination on departure. Failure to supply this information will result in the owners refusing permission to stay at the Games Barn. Please note that this information will be retained for 12 months and will be available for inspection by the police or duly authorised person at all times.