

1 General

Rubha Mor is let for the purposes of a holiday, in compliance with Section 12(2) and paragraph 8 to Schedule 4 of the Housing (Scotland) Act 1988; and the conditions of hire advised by the Association of Scotland's Self-Caterers (the ASSC).

2 Responsible persons

The property is let to the people named on the booking form. The total number of people staying at Rubha Mor, including guests or other family members, shall not exceed the number stated on the booking form unless you have our prior agreement in writing. All members of the party remain responsible for understanding and complying with these terms and conditions.

The booking cannot be sub-let to a third party without prior written agreement.

3 Booking Confirmation

A booking is confirmed upon receipt of a **NON- REFUNDABLE £100 deposit and a signed booking form**. Bookings made within four weeks of arrival are required to be paid in full.

4 Payment of Balance

The remaining balance is payable not later than one calendar month before the holiday start date. If the balance is not received on time, at our discretion, we reserve the right to cancel the holiday without further notice and without any refund of deposit. **Payment may be made by GB Sterling cheque (payable to Mrs Kate Copestake), Paypal or by a bank transfer.**

5 Cancellation

The deposit is non-refundable. If the holiday is cancelled within **four weeks** of the start date then you will be liable to pay the full balance, unless we are able to re-let the booked holiday period. **Guests are strongly recommended to take out holiday cancellation insurance.**

6 Availability

Should the property, once booked, become unavailable due to unforeseen circumstances (for example fire, theft or damage) and we cannot find you alternative accommodation, all fees paid will be returned to you in full and we will be under no other liability.

7 Terms

Weekly let terms run from 3pm Friday to departure by 10am on the following Friday, unless arranged otherwise in advance. Guests agree that on departure, the accommodation is left in a clean and good state of order (guidance is provided in the property file). The owners clean the property before and after each let.

8 Good Neighbourliness

All parties should observe the common courtesies and mutual consideration shown to others in good neighbourliness. If anything causes annoyance to you, please do discuss it with us as soon as you can, and we will endeavour to solve the problem.

Where guests cause a nuisance or disturbance to others in the neighbourhood, without a reasonable explanation, we reserve the right to ask you to leave.

9 Exclusions

Strictly NO SMOKING within Rubha Mor or the curtilage around Peacock House.

NO PETS can be accommodated but there is a local, private boarding kennel for dogs.

10 Access

The property owner or their representatives shall be allowed access at any reasonable time during the rental period, if required. Your property will be respected at all times.

11 Damages

Beyond reasonable wear and tear, guests are responsible for reporting and paying for any breakages or damage they cause to the contents, furnishings, or the property itself.

12 Security

Guests must leave Rubha Mor secure if left unoccupied during the period of let.

13 Liability

Guests undertake to relieve the owners from responsibility for loss, injury, or damage to any member of the resident party and their guests, or their property, however caused, while resident in Rubha Mor or within the curtilage of Peacock House.

OWNERS: Mr & Mrs Kate and Paul G. Copestake

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