

# Provisional Booking Form

Forge Cottage in Edith Weston  
13 Well Cross, Edith Weston, Rutland LE15 8HJ

Name:.....

Address:.....

.....

.....

Post Code:..... Telephone:.....

Fax:..... E-mail.....

I wish to book Forge Cottage:

From..... To:.....

Rate: £.....per week / night (delete as appropriate)

Total: £.....

I enclose my deposit cheque for £..... (50% of holiday cost).

I agree to pay the balance, plus £80.00 (excess cleaning / breakages bond) six weeks before the commencement of my holiday.

Signature:..... Date:.....

Please return the completed form and your cheque, made payable to D Clark, to:

Mrs. Debbie Clark  
Stone House  
19 Main Street  
Seaton  
Rutland LE15 9HU

Telephone 01572 747389

Thank you

## HOLIDAY LETTING AGREEMENT

This agreement is made on the ..... day of ..... 200... between the Owners, Mr & Mrs A Parker of Forge Cottage, 13 Well Cross, Edith Weston, Rutland LE15 8HJ and the Guest as per details on the completed Booking Form.

It is agreed that the Owners will let and that the Guest will take, the furnished premises at Forge Cottage, Edith Weston (The Premises) for the time period set out on the Booking Form.

### The Guest agrees with the Owner as follows:

1. To pay the letting fee.
2. Not to deface, make any alteration or additions to the interior of the Premises or to the decoration, fixtures or fittings of the Premises or to the furniture.
3. To keep the furniture in its present state of repair and condition and to replace with similar articles of at least the equivalent value, any articles of furniture which may be found to be missing or destroyed (reasonable wear and tear excepted).
4. Not to remove any of the furniture from its present position in the Premises.
5. To use the Premises as a private holiday residence for up to 8 persons only and not for any other purposes whatsoever.
6. Not to affix any poster or placard to the interior or exterior of the Premises.
7. Not to do or permit to be done anything which may be a nuisance or annoyance or cause of damage to any neighbouring or adjoining property.
8. Not to do anything or suffer or permit anything to be done as a result of which any policy or insurance held by the Owners on the Premises may become void or voidable or subject to an increased rate of premium.
9. Not to use the property for any illegal or immoral purposes.
10. Not to play or permit to be played in the Premises any musical instrument or sound production equipment between 10.30pm and 7.30am or so as to be audible outside the premises.
11. To permit the Owners or their Agent (Mrs Debbie Clark) at all times, with or without notice, access to the Premises.
12. Not to leave a dog unsupervised in the house or garden at any time.

**Breakages/Extra Cleaning Deposit:** The Guest will pay a deposit of £80 which is fully refundable less any sum which may be due to the Owners from the Guest as a result of any breach of the Guest's obligations under this Agreement.

**On completion of the letting period:** the Guest agrees to leave the Premises and the furniture, in a clean and tidy state of repair and condition and in accordance with the provisions of this Agreement.

### Provisions and Declarations

1. If at any time during the letting period, the fee or any part of it is unpaid or any covenant by the Guest contained in the Agreement is broken or not performed or observed, it shall be lawful for the Owners or their Agent at any time thereafter to re-enter the Premises or any part thereof in the name of the whole and upon re-entry this Agreement shall absolutely determine but without prejudice the right of action of the Owners or their Agent in respect of any breach of any covenant by the Guest contained in this Agreement.
2. This Agreement is made on the basis that the Premises are to be occupied by the Guest for a Holiday as mentioned in the Housing Act 1988 Schedule 1 paragraph 9 and the Guest acknowledges that this Agreement is not an assured tenancy and that no periodic tenancy will arise on the determination of the letting period.
3. As a holiday letting, this Agreement is an excluded Agreement for the purpose of the Protection from Eviction Act 1977.
4. It is the intention of the Owners and the Guest during the term of this Agreement that the occupation by the Guest of the Premises is for the purposes of a holiday let only and that the Guest occupied the Premises solely on this basis and that this Agreement shall take effect as a holiday letting Agreement only.
5. The terms and conditions of this Agreement become valid upon written confirmation by the Owners' Agent of acceptance of the holiday letting for the agreed letting period.

**Signed:**

**Date:**

Please return to: Debbie Clark, 19 Main Street, Seaton, Rutland LE15 9HU