



# Cherry Cottage, Ballinluig, Pitlochry

## Terms and conditions

### **1. DEPOSITS**

A deposit of 25% of the total rent must be paid on booking. No provisional, verbal or advance booking will be regarded as final until this deposit has been received.

### **2. PAYMENT**

The balance of the rent must be paid in full one calendar month prior to the date of commencement of the letting and no entry will be given unless this amount has been received in full. Non-payment of the balance will be treated as cancellation and the property will be regarded as available for re-letting. Weekends and short-lets are only available at short notice and must be paid in full at time of booking.

### **3. CANCELLATION**

Once a booking has been made and accepted, a legally binding contract is entered into and the tenant will be liable for payment of the full amount of rent. If the tenant cancels a booking, the property will be made available for re-letting. If the property is successfully re-let, the owner will keep only 10% of the total rent, plus any special advertising expenses or agent's commission. The tenant will be refunded the balance of the money paid.

### **4. INSURANCE**

Insurance against cancellation is strongly advised.

### **5. BREAKAGES**

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 found at commencement of letting. Other than fair wear and tear, the tenant agrees to report immediately and pay for any loss, damage or breakage that may occur during the letting.

### **6. SUB-LETTING AND NUMBERS**

No sub-letting is allowed and numbers must not exceed those agreed.

### **7. NO SMOKING OR PETS ALLOWED**